



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA**

MAY 13, 2025, AT 7:00 P.M.

AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL

The Montverde Staff and Council invite you to join the meeting in person or on your computer; you can watch and listen to the meeting from home by clicking the link below.

<https://southlake.tv/player/44150/44150>

TOWN COUNCIL MEMBERS

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
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, Admin

DISCLAIMER

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

A. Selection of New Councilmember.

II. CITIZENS QUESTION/COMMENT PERIOD

The Town Council invites the public to come forward with questions, comments, and concerns. The Council will not act at this meeting, but Staff may answer questions, or issues may be referred for appropriate staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

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

III. DEPARTMENT & COMMITTEE REPORTS

A. Town Manager Larino's Report.

B. Town Manager Larino's Capital Project Update

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

- C. Fire Department Report.
- D. Town Attorney Geraci-Carver Report.
- E. Town Planner Parks Report.
- F. Lake County Commission Report.
- G. Town Council Reports.
- H. Mayor Wynkoop Report.

IV. APRIL FINANCE REPORT

Beginning Bank Balance	\$ 6,065,852.69
Revenues	\$ 835,096.23
Expenditures	\$ 792,470.57
Ending Balance	\$ 6,108,478.35
Pending Liabilities	\$ 245,537.72
Available Cash	\$ 5,862,940.63

V. CONSENT AGENDA

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

- A. Amended Minutes of the Town Council Regular Meeting held March 11, 2025
- B. Minutes of the Town Council Special Meeting held March 26, 2025
- C. Minutes of the Town Council Regular Meeting held April 8, 2025.

VI. DISCUSSION AND ACTION ITEM

- A. Discussion on Community Building

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. RESOLUTION No. 2025-175 A Resolution of the Town Council of the Town of Montverde, Florida, Approving the Town of Montverde Comprehensive Vulnerability Assessment and Adaption Plan dated April 2025 pursuant to the Resilient Florida Program Planning Grant, DEP Agreement No. 24PLN39; Providing an Effective Date.

- B. **RESOLUTION No. 2025-174** A Resolution of the Town Council of the Town of Montverde, Florida adopting a Joint Planning Agreement with Lake County, Florida, as authorized pursuant to Sections 163.01 and 163.3171 Florida Statutes; Providing for directions to the Town Clerk, and providing for an effective date.
- C. **ORDINANCE No. 2024-41** An Ordinance of the Town of Montverde, Florida, Amending the Town of Montverde's Comprehensive Plan to Include changing in all elements of the Town's Comprehensive Plan The Planning Timeframes from five years to ten years and twenty years as required by SB 1604/Chapter 2023-31 Laws of Florida; Relocating archaeological protection language in the future land use element to the archaeological and historic resources element; increasing the minimum open space percentages required for each future land use designation in the future land use element; Requiring access management to be consistent with the Montverde Walks Plan; Removing a requirement to identify wetlands as conservation open space; Clarifying architectural design guidelines as permitted by state statutes will be added to the land development regulations to assist in compatibility between adjacent uses; Excluding jurisdictional wetlands from gross land area; Including the types of dwelling units that may be constructed in areas designated as affordable housing on the future land use maps; Including commercial district 2 (C-2) as a type of commercial future land use designation; Clarifying open space definition; adding public facilities as a future land use designation; Include reference to a Joint Planning Agreement; amend Table-2 in the future land use element relating to density and intensity of land use designations; Amending the capital improvements element and public facilities element as required by HB 1379/Chapter 2023-169 relating to water quality and upper Ocklawaha BMAP; Providing for conflicts; Providing for severability; Providing for inclusion in the Town of Montverde Comprehensive Plan; and Providing for approval and an effective date.

VIII. REMINDERS AND ADJOURNMENT

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

The Town Council reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for items and appointments that have been advertised in a newspaper for a specific time.

Pursuant to the provisions of Chapter 286 Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by the Town Council with respect to any matter considered at this Council meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based.

Persons with disabilities who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681 48 business hours before the scheduled meeting.

PRESENTATIONS, ADMINISTRATIVE MATTERS & DISCUSSIONS



Rec'd 2/18/25
via email smj

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 ☒ No ☐ how long? Since December 2019

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:

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 Eagle Ridge 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.



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 live. 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 Wladycka
Signature:

MARTA WLADYCKA
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.

Please be advised, Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your application, email communication, or other written communications may therefore be subject to public disclosure.

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
Smj 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 ☒ No ☐ how long? 11 YEARS

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 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 Operations. 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

02/16/2025

Signature:

Printed Name

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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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-term Goals: reducing unnecessary 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 initiatives, 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:

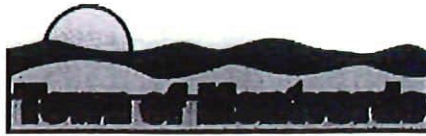
Grant Roberts
Printed Name

3-12-2025
Date:

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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RECEIVED

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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:

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
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 _____

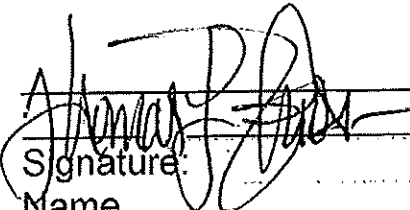
I am available for meetings on Tuesdays between the hours of 6:30 PM and 10:30 PM Yes ☒ No _____

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.

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: _____ Printed: Thomas Johnson
Name: _____ Date: 3/12/25

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

Please be advised, Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your application, email communication, or other written communications may therefore be subject to public disclosure.

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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 tenure 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.



RECEIVED
5-1-25
11:43

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: James (Jimmy) Rogers Telephone: 407-493-6578

email address: jkr-111@comcast.net Occupation: Sustainability Leader, Cherry Lake Inc.

Home Address: 17325 Second Street - Montverde FL 34756

Do you reside within the Town limits of Montverde? Yes x No how long? 20 years within town limits

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: Town Council

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

I have been a resident of Montverde for over 40 years. I was previously the Director of Horticulture for SeaWorld, Discovery Cove, and
Aquatica where I was responsible for overseeing a multi-million dollar budget, coordinating staffing, and multi-year planning for
maintaining the parks and for future expansion. I am a Certified Arborist. I currently work for Cherry Lake Inc as the Sustainability
Leader where I work with large developers, non-profits, universities, and local towns to promote native and sustainable landscapes.

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.

Prior Board Member for Florida Association of Native Nurseries.



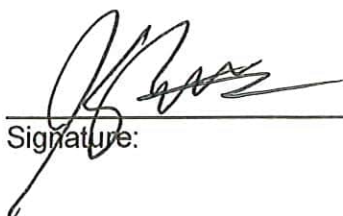
Explain why you want to serve on the a Town Board/Committee

I grew up in Montverde and have lived here most of my life. I have a strong interest in helping to make sure the town's growth and scale are maintained to benefit our current residents and those of the future. I would like to use my extensive experience in budget management, landscaping, large scale project planning, and working with large, high-end developers to ensure a bright future for our community. I would bring a unique and different viewpoint to the Council.

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

Short-term, I would like to gain an greater understanding of the town's current budget, projects, initiatives and important issues within the community. I would look forward to building strong relationships with the current Council members and residents, responding to their pressing concerns and feedback. Long-term, I would like to ensure that the town is fiscally responsible, continues to improve public spaces/infrastructure, and that future projects are for the benefit of all residents.

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.

 James Kenneth Rogers III April 30, 2025
Signature: Printed Name 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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RECEIVED
4-9-25
12:40 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: Judy Ley Telephone: 904-312-0022

email address: judyley1@gmail.com Occupation: Retired

Home Address: 17328 First Street Montverde, FL 34756

Do you reside within the Town limits of Montverde? Yes ☒ No ☐ how long? 16 years

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:

Organized and participated in local programs in Jacksonville. Leadership and collaboration to manage teams. Experience in working w/ diverse groups & cultures. Comfortable speaking publicly and engaging in social media

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



Explain why you want to serve on the Town Council:

Make a difference locally, Personal Growth
Give a voice to the community
Help shape the future
Problem solving, protect what I love

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

Improve communication channels. Build stronger
relationships w/ local organizations + residents
Positive initiatives, Economic development

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: Judy Ley

Printed Name Judy Ley

Date: 4.9.25

May 1st

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

Please be advised, Florida has a very broad public records law. Most written communications to or from government officials regarding government business are public records available to the public and media upon request. Your application, email communication, or other written communications may therefore be subject to public disclosure.

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.

CITIZENS QUESTIONS/COMMENT PERIOD

DEPARTMENT & COMMITTEE REPORTS

Capital Project Update – Town Manager

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



Lake County Fire Rescue

315 W. Main Street Tavares, FL 32778

Montverde Monthly Report

Report Dates: April 01 2025 to April 30 2025



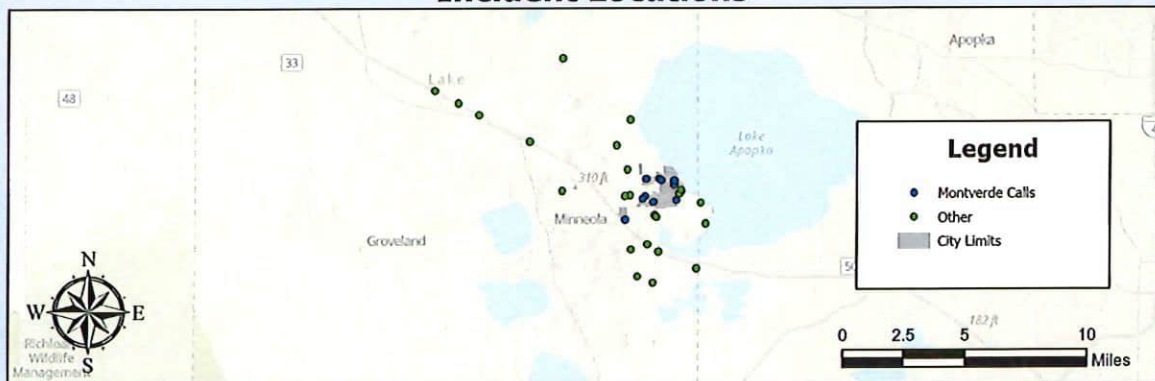
Summary of Incident types within municipality	
CHEST PAIN	1
UNKNOWN PROBLEM	1
FALLS	3
SICK PERSON	2
HEMORRHAGE/LACERATIONS	2
ALARMS	1
TRAUMATIC INJURIES	1
TOTAL CALLS FOR SERVICE: 11	

Summary of Incident types outside municipality	
STROKE	1
STRUCTURE FIRE	2
INTERFACILITY EVALUATION/TRANSFER	1
BREATHING PROBLEMS	1
UNKNOWN PROBLEM	3
ALARMS	10
UNCONSCIOUS/FAINTING	2
FALLS	2
SICK PERSON	2
TRAUMATIC INJURIES	1
HEART PROBLEMS	1
TRAFFIC COLLISION/TRANSPORTATION	8
TOTAL CALLS FOR SERVICE: 34	

INCIDENT SUMMARY DETAILS	DISPATCHED	CANCELLED	ON SCENE
TOWN OF MONTVERDE	11	0	11
ALL OTHER AREAS	34	11	23

HIGH ACUITY CALLS	DISPATCHED	AVERAGE	90th PERCENTILE
TOWN OF MONTVERDE	0		
ALL OTHER AREAS	3	12:43	25:58

Incident Locations



APRIL FINANCE REPORT



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

**Date of Report: May 06, 2025
Report Beginning Period: April 01, 2025
Report Ending Period: April 30, 2025**

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

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Bank Statement Apr 2025 #7890	53
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AP Check Register Apr 2025	57

Cash Summary

Available Bank Cash - Fund Account:	\$5,862,940.63
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Fund Cash:

Restricted Funds:	\$3,727,676.43
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Unrestricted Funds:	\$2,135,264.20
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<u>Total Cash:</u>	\$5,862,940.63
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TOWN OF MONTVERDE
FINANCE CASH REPORT AS OF: FY April 2025 - April 2025

Book and Cash Account

Operating Cash Account 1 and 2:

Beginning Bank Balance	\$6,065,852.69
Revenues	\$835,096.23
Expenditures	\$792,470.57
Ending Bank Balance	\$6,108,478.35
 Pending/Outstanding Liabilities	 \$245,537.72
Available Cash	\$5,862,940.63

<u>Total Cash Account:</u>	\$5,862,940.63
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Restricted Funds:

Parks & Recreation Impact Fee Fund	-\$257,211.35
Fire Protection Impact Fee Fund	\$0.00
Road & Street Impact Fee Fund	-\$53,848.34
Administrative Impact Fee Fund	\$401,586.30
Water Impact Fee Fund	\$626,757.32

Water Deposit	\$190,618.72
Water Cash	\$1,493,325.15

ARPA	\$0.00
Remaining County ARPA	\$1,102,307.78
Capital Projects Appropriations	\$151,000.00
One Half Cent Sales Tax (Transportation Fee)	\$63,068.85
Police	\$6,436.00
Historical	\$3,636.00

Restricted Funds Total:	\$3,727,676.43
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Available Unrestricted Funds for General Account:	\$2,135,264.20
--	-----------------------

Budget to Actual Summary

Total Reporting Months in this Report: 7 OF 12

Percentage of the Budget Year: 58.3%

Revenues – General Fund

General Revenue Budgeted: \$2,827,134.01

General Revenue Budget Received YTD: \$1,882,249.62

Percentage of Budget Received: 66.58%

Remaining Revenue to be Received in FY 2025: \$944,884.39

Expenditures – General Fund

General Fund Expenditures Budgeted: \$2,827,134.01

General Fund Expenditures Expended YTD: \$1,766,353.28

Percentage of Budget Expended: 62.48%

Remaining General Fund Budgeted to Expend: \$1,060,780.73

Revenues – Water Fund

Water Revenue Budgeted: \$1,039,100.00

Water Revenue Budget Received YTD: \$621,145.10

Percentage of Budget Received: 59.78%

Remaining Revenue to be Received in FY 2025: \$417,954.90

Budget to Actual Summary

Expenditures – Water Fund

Water Fund Expenditures Budgeted:	\$1,039,100.00
Water Fund Expenditures Expended YTD:	\$444,758.39
Percentage of Budget Expended:	42.80%
Remaining Water Fund Budgeted to Expend:	\$594,341.61

Revenues – Sewer Fund

Sewer Revenue Budgeted:	\$183,325.00
Sewer Revenue Budget Received YTD:	\$103,568.30
Percentage of Budget Received:	56.49%
Remaining Revenue to be Received in FY 2025:	\$79,756.70

Expenditures – Sewer Fund

Sewer Fund Expenditures Budgeted:	\$183,325.00
Sewer Fund Expenditures Expended YTD:	\$65,233.52
Percentage of Budget Expended:	35.58%
Remaining Water Fund Budgeted to Expend:	\$118,091.48

Budget to Actual Summary

Revenues – Capital Fund

Capital Revenue Budgeted:	\$44,077,214.36
Capital Revenue Budget Received YTD:	\$946,648.01
Percentage of Budget Received:	2.15%
Remaining Revenue to be Received in FY 2025:	\$43,130,566.35

Expenditures – Capital Fund

Capital Fund Expenditures Budgeted:	\$44,077,214.36
Capital Fund Expenditures Expended YTD:	\$1,519,670.23
Percentage of Budget Expended:	3.45%
Remaining Capital Fund Budgeted to Expend:	\$42,557,544.13

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
GENERAL FUND						
001-311100	Ad Valorem Taxes	18,310.48	551,664.90	600,164.00	48,499.10	91.92%
001-311200	Delinquent Ad Valorem Taxes	.00	.00	10.00	10.00	.00
001-312410	Local Option Gas Tax	5,437.44	34,203.21	75,000.00	40,796.79	45.60%
001-312600	Discretionary Tax	14,495.56	107,671.51	190,000.00	82,328.49	56.67%
001-314100	Electric Service Tax	8,331.73	53,143.87	92,000.00	38,856.13	57.77%
001-314400	Natural Gas Service Tax	495.28	3,246.62	4,600.00	1,353.38	70.58%
001-315100	Communications Service Tax	7,473.43	42,836.66	66,000.01	23,163.35	64.90%
001-316100	Prof. & Occup. License Tax	.00	.00	50.00	50.00	.00
001-323100	Electricity Franchise	12,032.39	88,262.37	150,000.00	61,737.63	58.84%
001-323400	Gas Franchise	723.77	4,397.94	4,200.00	197.94-	104.71%
001-329504	Permit Fire Reivew Fee	.00	.00	1,000.00	1,000.00	.00
001-329505	Reinspection Fees	375.00	3,975.00	20,000.00	16,025.00	19.88%
001-329506	Plan Review	8,229.48	89,842.21	150,000.00	60,157.79	59.89%
001-329507	Building Permit Fees	21,965.12	242,533.35	375,000.00	132,466.65	64.68%
001-329508	Administrative Fee	8,338.69	91,026.16	125,000.00	33,973.84	72.82%
001-329509	State Permit Surcharge	737.29	8,454.38	13,000.00	4,545.62	65.03%
001-329510	Zoning/Permit Appl Fees	1,815.00	13,096.13	20,000.00	6,903.87	65.48%
001-329515	Row Utilization Fees	.00	500.00	1,500.00	1,000.00	33.33%
001-335150	Alcoholic Beverage License	.00	223.74	500.00	276.26	44.75%
001-335180	1/2 Cent Sales Tax	10,938.18	63,068.85	130,000.00	66,931.15	48.51%
001-335190	State Revenue Sharing	5,071.92	30,935.50	65,000.00	34,064.50	47.59%
001-337700	Grants & Donations	.00	.00	500.00	500.00	.00
001-338000	Library Interlocal w/ Lake Co	3,261.44	26,091.52	35,000.00	8,908.48	74.55%
001-338100	One Cent Gas Tax - Lake Co.	623.71	3,917.68	6,500.00	2,582.32	60.27%
001-341210	Notary, Copy, Fax Fees	274.14	8,109.66	250.00	7,859.66-	3243.86%
001-341215	Public Record Requests	71.05	71.05	50.00	21.05-	142.10%
001-341220	Mva Traffic Signal Maintenance	.00	.00	2,300.00	2,300.00	.00
001-341500	Lien Search Charge	25.00	525.00	1,500.00	975.00	35.00%
001-343400	Garbage Service Charges	9,530.52	167,931.80	295,000.00	127,068.20	56.93%
001-343410	Garbage Late Fee	10.74	1,641.95	1,200.00	441.95-	136.83%
001-347220	Montverde Day	.00	39,163.25	50,000.00	10,836.75	78.33%
001-347230	Easter Event	.00	.00	50.00	50.00	.00
001-347240	Light Up Montverde	.00	.00	50.00	50.00	.00
001-347261	License Plate Revenue	.00	.00	100.00	100.00	.00
001-351100	Court Fines - Dept Hwy Safety	630.63	2,529.87	3,800.00	1,270.13	66.58%
001-352100	Library Fines	.00	198.80	150.00	48.80-	132.53%
001-354200	Code Compliance Fines	50.00	1,776.00	15,000.00	13,224.00	11.84%
001-361000	FEMA - Revenue	.00	25.00	.00	25.00-	.00
001-361002	Insurance - Lighting Strike	.00	60,130.29	.00	60,130.29-	.00
001-361100	Interest Earnings	2,653.79	82,933.85	16,000.00	66,933.85-	518.34%
001-362100	17406 7Th Street Rental	.00	.00	14,000.00	14,000.00	.00
001-362260	Rental Income - Cell Tower	.00	43,758.41	41,000.00	2,758.41-	106.73%
001-362300	Post Office Rental Revenue	1,663.75	11,646.25	18,100.00	6,453.75	64.34%
001-364100	Asset Sales (Equip/Veh/Mchnry)	.00	.00	50,000.00	50,000.00	.00
001-366000	Donations	2,000.00	2,000.00	.00	2,000.00-	.00
001-366240	Community Building Rental	.00	.00	3,500.00	3,500.00	.00
001-366245	Contributions To Cemetry	.00	25.00	50.00	25.00	50.00%
001-369900	Other Revenues	126.25	691.84	40,000.00	39,308.16	1.73%
001-381200	Bal Fwd Fund Appropriation	.00	.00	150,000.00	150,000.00	.00
001-388800	Library Book Sales	.00	.00	10.00	10.00	.00
Total Revenue:		145,691.78	1,882,249.62	2,827,134.01	944,884.39	66.58%
GENERAL FUND Revenue Total:		145,691.78	1,882,249.62	2,827,134.01	944,884.39	66.58%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
Net Total GENERAL FUND:		145,691.78	1,882,249.62	2,827,134.01	944,884.39	66.58%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
PARKS & REC IMPACT FEE FUND						
140-347200	Impact Fee Revenue	3,577.31	31,989.79	65,000.00	33,010.21	49.22%
140-347201	Fund Balance Forward	.00	.00	92,000.00	92,000.00	.00
Total Revenue:		3,577.31	31,989.79	157,000.00	125,010.21	20.38%
PARKS & REC IMPACT FEE FUND Revenue Total:		3,577.31	31,989.79	157,000.00	125,010.21	20.38%
Net Total PARKS & REC IMPACT FEE FUND:		3,577.31	31,989.79	157,000.00	125,010.21	20.38%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ROAD & STREET IMPACT FEE FUND						
160-324218	Road & Streets Impact Fees	3,217.12	30,455.18	75,000.00	44,544.82	40.61%
160-324219	Road & Streets Impact Fees	.00	.00	50,000.00	50,000.00	.00
Total Revenue:		3,217.12	30,455.18	125,000.00	94,544.82	24.36%
ROAD & STREET IMPACT FEE FUND Revenue Total:						
		3,217.12	30,455.18	125,000.00	94,544.82	24.36%
Net Total ROAD & STREET IMPACT FEE FUND:		3,217.12	30,455.18	125,000.00	94,544.82	24.36%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND						
170-324250	Admin Impact Fee - Library	7,508.52	84,218.16	50,000.00	34,218.16-	168.44%
170-324251	Admin Impact Fee Library C Fwd	.00	.00	240,000.00	240,000.00	.00
Total Revenue:		7,508.52	84,218.16	290,000.00	205,781.84	29.04%
ADMINISTRATIVE IMPACT FEE FUND Revenue Total:		7,508.52	84,218.16	290,000.00	205,781.84	29.04%
Net Total ADMINISTRATIVE IMPACT FEE FUND:		7,508.52	84,218.16	290,000.00	205,781.84	29.04%

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

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

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER						
400-343300	Water Service Chrgs - Potable	15,457.03	263,455.38	565,000.00	301,544.62	46.63%
400-343301	Bulk Water Sales	.00	17,454.00	4,500.00	12,954.00-	387.87%
400-343310	Irrigation Water Service Chrgs	11,186.58	150,115.57	175,000.00	24,884.43	85.78%
400-343330	Administrative Fee	1,195.38	11,255.96	15,000.00	3,744.04	75.04%
400-343331	Water Meter Install Charges	14,700.00	151,200.00	175,000.00	23,800.00	86.40%
400-343390	Water Late Fees	152.38	5,246.33	4,000.00	1,246.33-	131.16%
400-343600	Surcharge	411.82	14,780.05	.00	14,780.05-	.00
400-361100	Interest Earnings	1,137.34	7,637.81	500.00	7,137.81-	1527.56%
400-369900	Other Revenues	.00	.00	100,100.00	100,100.00	.00
Total Revenue:		44,240.53	621,145.10	1,039,100.00	417,954.90	59.78%
WATER Revenue Total:		44,240.53	621,145.10	1,039,100.00	417,954.90	59.78%
Net Total WATER:		44,240.53	621,145.10	1,039,100.00	417,954.90	59.78%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
WATER IMPACT FEE FUND						
410-324210	Water Impact Fees	5,711.07	27,686.63	300,000.00	272,313.37	9.23%
410-324211	Water Impact Fees - Carry Fwd	.00	.00	624,000.00	624,000.00	.00
Total Revenue:		5,711.07	27,686.63	924,000.00	896,313.37	3.00%
WATER IMPACT FEE FUND Revenue Total:		5,711.07	27,686.63	924,000.00	896,313.37	3.00%
Net Total WATER IMPACT FEE FUND:		5,711.07	27,686.63	924,000.00	896,313.37	3.00%

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

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)						
421-343307	Sewer Connection Fees	2,550.00	23,800.00	50,000.00	26,200.00	47.60%
421-343320	Sewer Service Charge	3,385.91	72,012.49	120,000.00	47,987.51	60.01%
421-343390	Sewer Late Fees	2.40	946.20	750.00	196.20	126.16%
421-343500	Surcharges Out of Town Limits	242.49	6,809.61	12,500.00	5,690.39	54.48%
421-361100	Interest Earnings	.00	.00	25.00	25.00	.00
421-369900	Other Revenues	.00	.00	50.00	50.00	.00
Total Revenue:		6,180.80	103,568.30	183,325.00	79,756.70	56.49%
SEWER-ENTERPRISE (WASTE WATER) Revenue Total:						
		6,180.80	103,568.30	183,325.00	79,756.70	56.49%
Net Total SEWER-ENTERPRISE (WASTE WATER):						
		6,180.80	103,568.30	183,325.00	79,756.70	56.49%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - SEWER ENTERPRISE						
422-334350	Grants - Sewer	.00	.00	19,823,318.00	19,823,318.00	.00
422-334355	Intragovernmental Carry Fwd	.00	.00	3,607,840.81	3,607,840.81	.00
422-334356	Sewer Grants (DEP)	455,000.00	455,000.00	4,000,000.00	3,545,000.00	11.38%
Total Revenue:		455,000.00	455,000.00	27,431,158.81	26,976,158.81	1.66%
CAPITAL - SEWER ENTERPRISE Revenue Total:		455,000.00	455,000.00	27,431,158.81	26,976,158.81	1.66%
Net Total CAPITAL - SEWER ENTERPRISE:		455,000.00	455,000.00	27,431,158.81	26,976,158.81	1.66%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - STORM WATER						
430-334360	Grants	.00	35,000.00	375,000.00	340,000.00	9.33%
430-334361	State Appropriation	.00	.00	1,500,000.00	1,500,000.00	.00
430-334362	LCWA	.00	20,528.40	.00	20,528.40	.00
430-369900	Other Revenues	.00	.00	.00	.00	.00
Total Revenue:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%
CAPITAL - STORM WATER Revenue Total:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%
Net Total CAPITAL - STORM WATER:		.00	55,528.40	1,875,000.00	1,819,471.60	2.96%

Account Number	Account Title	2025 April Actual	YTD Actual	2024-25 Current year Budget	Revenue to be Received	% Of Budget
CAPITAL - LIBRARY						
500-324660	Intragovernmental Grant - Lib	.00	436,119.61	895,745.20	459,625.59	48.69%
500-332000	MV ARPA Funds (w/ Interest)	.00	.00	425,310.35	425,310.35	.00
Total Revenue:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
CAPITAL - LIBRARY Revenue Total:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
Net Total CAPITAL - LIBRARY:		.00	436,119.61	1,321,055.55	884,935.94	33.01%
Net Grand Totals:		671,127.13	3,727,960.79	49,722,773.37	45,994,812.58	7.50%

Report Criteria:

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

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
GENERAL FUND								
TOWN COUNCIL								
001-511-240	Workers Compensation		.00	252.04	666.00	666.00	413.96	37.84%
001-511-342	Council Stipends		2,745.08	21,906.81	44,500.00	44,500.00	22,593.19	49.23%
001-511-400	Travel		.00	.00	750.00	750.00	750.00	.00
001-511-445	Election Expense		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-511-450	Insurance		.00	6,065.51	8,690.00	8,690.00	2,624.49	69.80%
001-511-460	Repairs & Maintenance		.00	.00	100.00	100.00	100.00	.00
001-511-470	Printing & Copying		.00	359.10	500.00	500.00	140.90	71.82%
001-511-490	Other Current Charges		.00	129.09	1,800.00	1,800.00	1,670.91	7.17%
001-511-491	Council Workshop & Comm Meals		1,177.60	9,726.42	18,000.00	18,000.00	8,273.58	54.04%
001-511-510	Office Supplies		349.63	371.55	500.00	500.00	128.45	74.31%
001-511-520	Operating Supplies		60.00	1,077.08	2,500.00	2,500.00	1,422.92	43.08%
001-511-521	Uniforms & Clothing		132.60	784.54	800.00	800.00	15.46	98.07%
001-511-540	Subscriptions & Memberships		.00	2,909.25	4,500.00	4,500.00	1,590.75	64.65%
001-511-550	Seminars & Training		.00	.00	7,000.00	7,000.00	7,000.00	.00
001-511-551	Economic Development		.00	.00	750.00	750.00	750.00	.00
Total TOWN COUNCIL:			4,464.91	43,581.39	96,056.00	96,056.00	52,474.61	45.37%
FINANCE & ADMINISTRATIVE								
001-513-120	Regular Salaries & Wages		9,690.42	65,440.12	109,561.00	109,561.00	44,120.88	59.73%
001-513-121	Employee Christmas and Perform		.00	11,910.06	12,500.00	12,500.00	589.94	95.28%
001-513-140	Overtime		317.05	1,995.18	8,500.00	8,500.00	6,504.82	23.47%
001-513-210	FICA Matching		798.91	5,599.11	8,878.67	8,878.67	3,279.56	63.06%
001-513-220	Retirement Plan		1,881.63	13,020.69	21,000.00	21,000.00	7,979.31	62.00%
001-513-230	Health Insurance		1,987.93	11,881.48	24,000.00	24,000.00	12,118.52	49.51%
001-513-234	Short-Term Disability		102.10	612.22	950.00	950.00	337.78	64.44%
001-513-240	Workers Compensation		.00	703.90	1,860.00	1,860.00	1,156.10	37.84%
001-513-310	Professional Services		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-513-320	Accounting & Auditing		.00	4,000.00	19,500.00	19,500.00	15,500.00	20.51%
001-513-340	Contractual Services		496.25	6,501.80	14,500.00	14,500.00	7,998.20	44.84%
001-513-400	Travel		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-513-410	Telephone		196.15	1,318.01	3,000.00	3,000.00	1,681.99	43.93%
001-513-411	Internet		50.00	652.00	2,500.00	2,500.00	1,848.00	26.08%
001-513-420	Postage & Freight		963.77	3,200.25	3,000.00	3,000.00	200.25-	106.68%
001-513-430	Utilities		309.40	2,344.17	5,500.00	5,500.00	3,155.83	42.62%
001-513-440	Rentals & Leases Building Repr		1,800.00	3,411.54	7,500.00	7,500.00	4,088.46	45.49%
001-513-450	Insurance		.00	14,230.93	20,625.00	20,625.00	6,394.07	69.00%
001-513-460	Repair & Maintenance		1,055.00	10,127.98	9,500.00	9,500.00	627.98-	106.61%
001-513-470	Printing & Copying		.00	327.55	3,500.00	3,500.00	3,172.45	9.36%
001-513-490	Other Current Charges		660.45	1,770.71	2,500.00	2,500.00	729.29	70.83%
001-513-492	Employee Meals & Appreciation		281.81	2,204.83	3,500.00	3,500.00	1,295.17	63.00%
001-513-495	Bank Finance Charges		83.00	371.56	400.00	400.00	28.44	92.89%
001-513-510	Office Supplies		374.64	1,358.89	5,000.00	5,000.00	3,641.11	27.18%
001-513-513	TM Allowance		203.08	1,523.10	4,400.00	4,400.00	2,876.90	34.62%
001-513-520	Operating Supplies		609.98	1,026.54	2,800.00	2,800.00	1,773.46	36.66%
001-513-521	Uniforms & Clothing		231.45	703.84	1,200.00	1,200.00	496.16	58.65%
001-513-522	Small Tools & Equipment		.00	.00	500.00	500.00	500.00	.00
001-513-540	Subscriptions, Membership		382.75	836.91	2,900.00	2,900.00	2,063.09	28.66%
001-513-550	Seminars And Training		475.00	1,187.14	4,000.00	4,000.00	2,812.86	29.68%
001-513-605	Capital - Town Hall	Roof & Stone	5,050.00	111,300.64	.00	.00	111,300.64-	.00
Total FINANCE & ADMINISTRATIVE:			28,000.77	279,561.15	307,574.67	307,574.67	28,013.52	90.89%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
LEGAL COUNSEL								
001-514-310	Professional Services		3,730.00	20,125.00	72,500.00	72,500.00	52,375.00	27.76%
001-514-510	Office Supplies		.00	.00	500.00	500.00	500.00	.00
Total LEGAL COUNSEL:			3,730.00	20,125.00	73,000.00	73,000.00	52,875.00	27.57%
PERMITTING								
001-519-120	Regular Salaries & Wages		8,382.91	59,191.51	100,821.00	100,821.00	41,629.49	58.71%
001-519-140	Overtime		1,016.95	5,637.51	9,500.00	9,500.00	3,862.49	59.34%
001-519-210	FICA Matching		721.91	5,140.16	8,439.56	8,439.56	3,299.40	60.91%
001-519-220	Retirement Plan		1,662.48	11,654.88	19,400.00	19,400.00	7,745.12	60.08%
001-519-230	Health Insurance		2,246.01	14,549.03	23,000.00	23,000.00	8,450.97	63.26%
001-519-234	Short-Term Disability		78.88	500.93	748.00	748.00	247.07	66.97%
001-519-240	Workers Compensation		.00	316.38	836.00	836.00	519.62	37.84%
001-519-310	Professional Services		6,353.36	34,204.33	24,000.00	24,000.00	10,204.33-	142.52%
001-519-315	Building Official Fees		14,132.40	208,427.73	350,000.00	350,000.00	141,572.27	59.55%
001-519-340	Contractual Services-Citizens		1,361.85	11,093.85	14,000.00	14,000.00	2,906.15	79.24%
001-519-350	Municode		630.60	2,911.39	4,800.00	4,800.00	1,888.61	60.65%
001-519-410	Telephone		119.64	750.14	2,000.00	2,000.00	1,249.86	37.51%
001-519-411	Internet		50.00	651.00	2,000.00	2,000.00	1,349.00	32.55%
001-519-420	Postage & Freight		.00	515.22	2,500.00	2,500.00	1,984.78	20.61%
001-519-440	Rentals & Leases		.00	.00	1,200.00	1,200.00	1,200.00	.00
001-519-450	Insurance		.00	4,108.45	5,775.00	5,775.00	1,666.55	71.14%
001-519-470	Printing & Copying		.00	563.34	750.00	750.00	186.66	75.11%
001-519-490	Other Current Charges		288.23	499.57	250.00	250.00	249.57-	199.83%
001-519-495	Bank Finance Charges		190.78	5,381.33	3,500.00	3,500.00	1,881.33-	153.75%
001-519-510	Office Supplies		69.83	329.17	1,500.00	1,500.00	1,170.83	21.94%
001-519-513	TM Allowances		138.46	1,038.45	3,300.00	3,300.00	2,261.55	31.47%
001-519-520	Operating Supplies		1,200.94	1,617.51	500.00	500.00	1,117.51-	323.50%
001-519-521	Uniforms & Clothing		.00	1,093.69	250.00	250.00	843.69-	437.48%
001-519-540	Subscriptions, Membership		232.50	785.82	500.00	500.00	285.82-	157.16%
001-519-550	Seminars And Training		.00	937.15	3,500.00	3,500.00	2,562.85	26.78%
Total PERMITTING:			38,877.73	371,898.54	583,069.56	583,069.56	211,171.02	63.78%
PUBLIC SAFETY								
001-520-240	Workers Compensation		.00	187.32	495.00	495.00	307.68	37.84%
001-520-343	Contract Svcs Highway Patrol		4,016.55	72,718.20	100,000.00	100,000.00	27,281.80	72.72%
001-520-344	Contract Svcs LCSO or HP		.00	.00	50,000.00	50,000.00	50,000.00	.00
001-520-410	Telephone		40.44	283.08	500.00	500.00	216.92	56.62%
001-520-411	Internet		1,286.40	4,473.84	6,500.00	6,500.00	2,026.16	68.83%
001-520-430	Utilities		120.81	768.91	1,600.00	1,600.00	831.09	48.06%
001-520-442	Equipment Leases (Vehicles)		.00	13,487.40	13,500.00	13,500.00	12.60	99.91%
001-520-450	Insurance		.00	1,539.85	2,112.00	2,112.00	572.15	72.91%
001-520-460	Repair & Maintenance		34.23	1,533.12	1,500.00	1,500.00	33.12-	102.21%
001-520-490	Other Current Charges		327.83	1,101.44	500.00	500.00	601.44-	220.29%
001-520-493	Volunteer Appreciation		.00	.00	650.00	650.00	650.00	.00
001-520-520	Operating Supplies		514.53	514.53	500.00	500.00	14.53-	102.91%
001-520-521	Uniforms & Clothing		.00	.00	500.00	500.00	500.00	.00
001-520-524	Fuel		45.47	86.99	2,000.00	2,000.00	1,913.01	4.35%
Total PUBLIC SAFETY:			6,386.26	96,694.68	180,357.00	180,357.00	83,662.32	53.61%
FIRE CONTROL/POST OFFICE								
001-522-450	Insurance		.00	5,448.75	7,920.00	7,920.00	2,471.25	68.80%
001-522-460	Repair & Maintenance		1,320.67	3,529.67	10,000.00	10,000.00	6,470.33	35.30%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
Total FIRE CONTROL/POST OFFICE:			1,320.67	8,978.42	17,920.00	17,920.00	8,941.58	50.10%
CODE COMPLIANCE								
001-524-120	Regular Salaries & Wages		486.92	3,651.90	6,430.00	6,430.00	2,778.10	56.79%
001-524-210	FICA Matching		39.36	299.86	491.90	491.90	192.04	60.96%
001-524-220	Retirement Plan		141.20	1,059.00	1,864.70	1,864.70	805.70	56.79%
001-524-230	Health Insurance		61.10	420.40	1,430.00	1,430.00	1,009.60	29.40%
001-524-234	Short-Term Disability		4.38	30.52	122.00	122.00	91.48	25.02%
001-524-240	Workers Compensation		.00	77.58	205.00	205.00	127.42	37.84%
001-524-310	Professional Services		.00	700.00	5,000.00	5,000.00	4,300.00	14.00%
001-524-313	Legal Service		90.00	90.00	5,000.00	5,000.00	4,910.00	1.80%
001-524-420	Postage & Freight		10.33	90.25	900.00	900.00	809.75	10.03%
001-524-460	Insurance		.00	2,561.47	3,520.00	3,520.00	958.53	72.77%
001-524-490	Other Current Charges		.00	.00	250.00	250.00	250.00	.00
001-524-510	Office Supplies		.00	.00	100.00	100.00	100.00	.00
001-524-513	TM ALLOWANCE		27.70	207.75	660.00	660.00	452.25	31.48%
001-524-550	Seminars And Training		.00	83.94	500.00	500.00	416.06	16.79%
Total CODE COMPLIANCE:			860.97	9,272.67	26,473.60	26,473.60	17,200.93	35.03%
GARBAGE/SOLID WASTE SERVICES								
001-534-340	Contractual Services		42,357.18	129,599.07	255,000.00	255,000.00	125,400.93	50.82%
001-534-490	Bad Debt		.00	.00	500.00	500.00	500.00	.00
Total GARBAGE/SOLID WASTE SERVICES:			42,357.18	129,599.07	255,500.00	255,500.00	125,900.93	50.72%
PUBLIC WORKS								
001-539-120	Regular Salaries & Wages		2,554.99	18,485.04	33,103.00	33,103.00	14,617.96	55.84%
001-539-140	Overtime		59.70	802.96	4,500.00	4,500.00	3,697.04	17.84%
001-539-210	FICA Matching		204.38	1,622.11	2,876.63	2,876.63	1,254.52	56.39%
001-539-220	Retirement Plan		366.29	2,815.51	5,140.91	5,140.91	2,325.40	54.77%
001-539-230	Health Insurance		614.86	4,242.82	7,689.00	7,689.00	3,446.18	55.18%
001-539-234	Short-Term Disability		31.64	221.49	222.00	222.00	.51	99.77%
001-539-240	Workers Compensation		.00	302.76	800.00	800.00	497.24	37.85%
001-539-340	Contractual Services		361.86	566.86	3,500.00	3,500.00	2,933.14	16.20%
001-539-400	Travel		.00	.00	250.00	250.00	250.00	.00
001-539-410	Telephone		40.44	283.08	560.00	560.00	276.92	50.55%
001-539-430	Utilities		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-539-442	Equipment Leases (Vehicles)		.00	26,800.00	26,800.00	26,800.00	.00	100.00%
001-539-450	Insurance		.00	5,977.34	8,580.00	8,580.00	2,602.66	69.67%
001-539-460	Repair & Maintenance		968.08	3,069.30	12,000.00	12,000.00	8,930.70	25.58%
001-539-464	Hurricane Repairs		15,934.95	231,663.06	.00	.00	231,663.06	.00
001-539-490	Other Current Charges		590.17	590.17	1,000.00	1,000.00	409.83	59.02%
001-539-510	Office Supplies		.00	91.74	200.00	200.00	108.26	45.87%
001-539-520	Operating Supplies		1,575.70	2,347.79	2,500.00	2,500.00	152.21	93.91%
001-539-521	Uniforms & Clothing		.00	317.30	750.00	750.00	432.70	42.31%
001-539-522	Small Tools & Equipment		.00	3,856.55	2,500.00	2,500.00	1,356.55	154.26%
001-539-524	Fuel		157.61	3,743.43	6,000.00	6,000.00	2,256.57	62.39%
001-539-540	Subscriptions, Membership		271.25	271.25	250.00	250.00	21.25	108.50%
001-539-640	Machinery & Equipment		.00	9,342.00	35,000.00	35,000.00	25,658.00	26.69%
Total PUBLIC WORKS:			23,731.92	317,412.56	155,721.54	155,721.54	161,691.02	203.83%
ROAD & STREET FACILITIES								
001-541-120	Regular Salaries & Wages		2,714.31	19,475.77	35,386.00	35,386.00	15,910.23	55.04%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-541-140	Overtime		.00	.00	5,000.00	5,000.00	5,000.00	.00
001-541-210	FICA Matching		226.46	1,719.14	3,089.53	3,089.53	1,370.39	55.64%
001-541-220	Retirement Plan		403.50	2,940.29	5,129.02	5,129.02	2,188.73	57.33%
001-541-230	Health Insurance		1,046.62	7,200.03	8,800.00	8,800.00	1,599.97	81.82%
001-541-234	Short-Term Disability		36.92	258.44	448.00	448.00	189.56	57.69%
001-541-240	Workers Compensation		.00	227.06	600.00	600.00	372.94	37.84%
001-541-310	Professional Services		.00	.00	2,000.00	2,000.00	2,000.00	.00
001-541-340	Contractual Services		4,873.33	21,108.13	20,000.00	20,000.00	1,108.13	105.54%
001-541-430	Utilities		82.46	847.02	6,500.00	6,500.00	5,652.98	13.03%
001-541-431	Street Lighting - Power		5,241.94	30,400.49	48,000.00	48,000.00	17,599.51	63.33%
001-541-450	Insurance		.00	7,115.92	10,230.00	10,230.00	3,114.08	69.56%
001-541-460	Repair & Maintenance		266.66	2,701.29	20,000.00	20,000.00	17,298.71	13.51%
001-541-462	Lakes Drain Repair/Maintenance		661.00	4,627.00	7,800.00	7,800.00	3,173.00	59.32%
001-541-463	Stormwater		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-541-490	Other Current Charges		612.23	612.23	2,500.00	2,500.00	1,887.77	24.49%
001-541-520	Operating Supplies		29.30	2,048.86	2,500.00	2,500.00	451.14	81.95%
001-541-521	Uniforms & Clothing		.00	525.98	500.00	500.00	25.98	105.20%
001-541-523	Decorations And Flags		2,960.00	3,225.00	12,000.00	12,000.00	8,775.00	26.88%
001-541-530	Road Materials & Supplies		353.20	5,365.20	12,500.00	12,500.00	7,134.80	42.92%
001-541-630	Infrastructure-Street Repair		44,644.00	52,888.00	160,428.93	160,428.93	107,540.93	32.97%
001-541-640	Vehicle, Equipment & Machinery		.00	.00	42,500.00	42,500.00	42,500.00	.00
Total ROAD & STREET FACILITIES:			64,151.93	163,285.85	408,411.48	408,411.48	245,125.63	39.98%
CEMETERY								
001-569-240	Workers Compensation		.00	133.22	352.00	352.00	218.78	37.85%
001-569-420	Postage & Freight		.00	1,118.24	125.00	125.00	993.24	894.59%
001-569-450	Insurance		.00	2,033.27	2,860.00	2,860.00	826.73	71.09%
001-569-460	Repair & Maintenance		.00	.00	2,500.00	2,500.00	2,500.00	.00
001-569-490	Other Current Charges		.00	.00	250.00	250.00	250.00	.00
001-569-494	Benevolence		.00	.00	500.00	500.00	500.00	.00
001-569-510	Office Supplies		.00	.00	100.00	100.00	100.00	.00
Total CEMETERY:			.00	3,284.73	6,687.00	6,687.00	3,402.27	49.12%
LIBRARY								
001-571-120	Regular Salaries & Wages		5,576.70	40,450.36	83,100.00	83,100.00	42,649.64	48.68%
001-571-140	Overtime		170.12	422.91	3,200.00	3,200.00	2,777.09	13.22%
001-571-210	FICA Matching		436.83	3,244.75	6,601.95	6,601.95	3,357.20	49.15%
001-571-220	Retirement Plan		783.29	5,571.05	10,960.10	10,960.10	5,389.05	50.83%
001-571-230	Health Insurance		277.52	2,002.88	5,000.00	5,000.00	2,997.12	40.06%
001-571-234	Short-Term Disability		46.62	326.34	770.00	770.00	443.66	42.38%
001-571-240	Workers Compensation		.00	154.02	407.00	407.00	252.98	37.84%
001-571-340	Contractual Services		451.45	4,781.15	19,000.00	19,000.00	14,218.85	25.16%
001-571-400	Travel		.00	.00	250.00	250.00	250.00	.00
001-571-410	Telephone		.00	.00	2,400.00	2,400.00	2,400.00	.00
001-571-411	Internet		1,450.00	849.00	2,500.00	2,500.00	3,349.00	-33.96%
001-571-420	Postage & Freight		.00	.00	250.00	250.00	250.00	.00
001-571-430	Utilities		285.62	1,009.63	3,000.00	3,000.00	1,990.37	33.65%
001-571-450	Insurance		.00	6,718.02	9,020.00	9,020.00	2,301.98	74.48%
001-571-460	Repair & Maintenance		.00	81.00	2,000.00	2,000.00	1,919.00	4.05%
001-571-480	Promotional Activities		.00	.00	1,500.00	1,500.00	1,500.00	.00
001-571-490	Other Current Charges		238.23	604.48	500.00	500.00	104.48	120.90%
001-571-510	Office Supplies		182.30	334.77	3,500.00	3,500.00	3,165.23	9.56%
001-571-520	Operating Supplies		305.00	1,554.69	3,500.00	3,500.00	1,945.31	44.42%
001-571-521	Uniforms & Clothing		150.45	390.15	250.00	250.00	140.15	156.06%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
001-571-540	Subscriptions, Membership		517.58	577.44	500.00	500.00	77.44-	115.49%
001-571-640	Vehicle, Equipment & Machinery		.00	.00	18,000.00	18,000.00	18,000.00	.00
001-571-660	Library Books & Material		547.50	600.91	18,000.00	18,000.00	17,399.09	3.34%
Total LIBRARY:			8,519.21	67,975.55	194,209.05	194,209.05	126,233.50	35.00%
PARKS & RECREATION								
001-572-240	Workers Compensation		.00	1,097.46	2,900.00	2,900.00	1,802.54	37.84%
001-572-340	Contractual Services		3,273.60	19,280.70	18,000.00	18,000.00	1,280.70-	107.12%
001-572-345	Contract Mowing/Landscaping	Service	19,152.93	42,794.93	82,000.00	82,000.00	39,205.07	52.19%
001-572-410	Telephone		.00	.00	250.00	250.00	250.00	.00
001-572-411	Internet		50.00	651.00	2,000.00	2,000.00	1,349.00	32.55%
001-572-430	Utilities		532.91	4,097.25	6,200.00	6,200.00	2,102.75	66.08%
001-572-440	Rentals & Leases		.00	.00	250.00	250.00	250.00	.00
001-572-450	Insurance		.00	17,439.18	23,920.00	23,920.00	6,480.82	72.91%
001-572-460	Repair & Maintenance		749.27	5,474.07	25,000.00	25,000.00	19,525.93	21.90%
001-572-470	Printing & Copying		.00	356.95	500.00	500.00	143.05	71.39%
001-572-490	Other Current Charges		247.35	1,683.30	2,465.11	2,465.11	781.81	68.28%
001-572-520	Operating Supplies		263.97	2,913.90	15,000.00	15,000.00	12,086.10	19.43%
001-572-524	Fuel		182.29	708.05	1,000.00	1,000.00	291.95	70.81%
001-572-605	Capital Outlay-Benches, Tables	, Amenities	13,212.09	36,766.97	40,000.00	40,000.00	3,233.03	91.92%
001-572-606	Capital Projects-Stage & Gazebo		.00	.00	.00	.00	.00	.00
001-572-607	Capital -Dog Park Rehab		.00	.00	.00	.00	.00	.00
001-572-640	Machine & Equipment		.00	.00	6,000.00	6,000.00	6,000.00	.00
001-572-641	Capital - Play Ground Equip	(Code Fines)	.00	.00	150,000.00	150,000.00	150,000.00	.00
Total PARKS & RECREATION:			37,664.41	133,263.76	375,485.11	375,485.11	242,221.35	35.48%
SPECIAL EVENTS								
001-574-240	Workers Compensation		.00	249.76	660.00	660.00	410.24	37.84%
001-574-450	Insurance		.00	1,987.59	2,809.00	2,809.00	821.41	70.76%
001-574-481	Montverde Day		.00	59,435.36	88,500.00	88,500.00	29,064.64	67.16%
001-574-482	Light Up Montverde		.00	23,448.83	28,000.00	28,000.00	4,551.17	83.75%
001-574-483	Fall & Spring Concert Series		.00	6,800.00	7,500.00	7,500.00	700.00	90.67%
001-574-484	Easter Event		1,802.79	3,311.54	5,000.00	5,000.00	1,688.46	66.23%
001-574-485	Trunk or Treat		.00	4,121.32	5,200.00	5,200.00	1,078.68	79.26%
001-574-486	4th of July and Other Misc	Events	9,875.31	22,065.51	9,000.00	9,000.00	13,065.51-	245.17%
Total SPECIAL EVENTS:			11,678.10	121,419.91	146,669.00	146,669.00	25,249.09	82.78%
GENERAL FUND Expenditure Total:			271,744.06	1,766,353.28	2,827,134.01	2,827,134.01	1,060,780.73	62.48%
Net Total GENERAL FUND:			271,744.06-	1,766,353.28-	2,827,134.01-	2,827,134.01-	1,060,780.73-	62.48%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
PARKS & REC IMPACT FEE FUND								
PARKS & RECREATION								
140-572-490	Other Revenues		375.00	750.00	.00	.00	750.00-	.00
140-572-630	Parks & Rec Impact	- Kirk Park	.00	.00	92,000.00	92,000.00	92,000.00	.00
140-572-631	Parks & Rec Impact	- Restrooms	4,800.00	80,588.06	.00	.00	80,588.06-	.00
140-572-635	Parks & Rec Impact	- Butterfly	11,194.95	20,497.95	65,000.00	65,000.00	44,502.05	31.54%
Total PARKS & RECREATION:			16,369.95	101,836.01	157,000.00	157,000.00	55,163.99	64.86%
PARKS & REC IMPACT FEE FUND Expenditure Total:			16,369.95	101,836.01	157,000.00	157,000.00	55,163.99	64.86%
Net Total PARKS & REC IMPACT FEE FUND:			16,369.95-	101,836.01-	157,000.00-	157,000.00-	55,163.99-	64.86%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ROAD & STREET IMPACT FEE FUND								
Department: 541								
160-541-460	Road & Streets Impact Fees		375.00	1,710.00	75,000.00	75,000.00	73,290.00	2.28%
160-541-465	Road & Streets Impact Fees Bal		36,080.00	36,080.00	50,000.00	50,000.00	13,920.00	72.16%
Total Department: 541:			36,455.00	37,790.00	125,000.00	125,000.00	87,210.00	30.23%
ROAD & STREET IMPACT FEE FUND Expenditure Total:			36,455.00	37,790.00	125,000.00	125,000.00	87,210.00	30.23%
Net Total ROAD & STREET IMPACT FEE FUND:			36,455.00-	37,790.00-	125,000.00-	125,000.00-	87,210.00-	30.23%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
ADMINISTRATIVE IMPACT FEE FUND								
Department: 571								
170-571-490	Other Revenues		375.00	750.00	.00	.00	750.00-	.00
170-571-605	Admin Impact Fee Library C Fwd		37,888.00	59,808.72	240,000.00	240,000.00	180,191.28	24.92%
170-571-635	Admin Impact Fee - Library		3,287.38	4,017.38	50,000.00	50,000.00	45,982.62	8.03%
Total Department: 571:			41,550.38	64,576.10	290,000.00	290,000.00	225,423.90	22.27%
ADMINISTRATIVE IMPACT FEE FUND Expenditure Total:			41,550.38	64,576.10	290,000.00	290,000.00	225,423.90	22.27%
Net Total ADMINISTRATIVE IMPACT FEE FUND:			41,550.38-	64,576.10-	290,000.00-	290,000.00-	225,423.90-	22.27%

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

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

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LEAD SERVICE LINE								
WATER UTILITY SERVICES								
341-533-460	REPAIR & MAINTENANCE		.00	41,487.00	.00	.00	41,487.00-	.00
Total WATER UTILITY SERVICES:			.00	41,487.00	.00	.00	41,487.00-	.00
CAPITAL - LEAD SERVICE LINE Expenditure Total:			.00	41,487.00	.00	.00	41,487.00-	.00
Net Total CAPITAL - LEAD SERVICE LINE:			.00	41,487.00-	.00	.00	41,487.00	.00

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

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

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

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER								
WATER UTILITY SERVICES								
400-533-120	Regular Salaries & Wages		19,830.64	131,362.06	286,000.00	286,000.00	154,637.94	45.93%
400-533-140	Overtime		2,085.32	14,999.29	12,500.00	12,500.00	2,499.29	119.99%
400-533-210	FICA Matching		1,587.58	11,057.92	22,835.25	22,835.25	11,777.33	48.42%
400-533-220	Retirement Plan		3,372.12	23,124.80	40,648.91	40,648.91	17,524.11	56.89%
400-533-230	Health Insurance		4,082.55	24,434.83	43,560.00	43,560.00	19,125.17	56.09%
400-533-234	Short-Term Disability		212.92	1,278.10	2,400.00	2,400.00	1,121.90	53.25%
400-533-240	Workers Compensation		.00	2,346.33	6,200.00	6,200.00	3,853.67	37.84%
400-533-310	Professional Services		12,663.84	37,075.52	6,500.00	6,500.00	30,575.52	570.39%
400-533-320	Accounting & Auditing		.00	.00	15,000.00	15,000.00	15,000.00	.00
400-533-340	Contractual Services		7,289.84	48,145.03	97,569.90	97,569.90	49,424.87	49.34%
400-533-350	Municode		.00	.00	2,500.00	2,500.00	2,500.00	.00
400-533-400	Travel		.00	.00	1,500.00	1,500.00	1,500.00	.00
400-533-410	Telephone		340.59	2,216.10	4,500.00	4,500.00	2,283.90	49.25%
400-533-411	Internet		999.80	5,069.70	8,500.00	8,500.00	3,430.30	59.64%
400-533-420	Postage & Freight		75.90	488.36	3,500.00	3,500.00	3,011.64	13.95%
400-533-430	Utilities		3,539.49	21,553.75	38,000.00	38,000.00	16,446.25	56.72%
400-533-440	Rentals & Leases		.00	87.18	3,000.00	3,000.00	2,912.82	2.91%
400-533-450	Insurance		.00	43,649.45	63,800.00	63,800.00	20,150.55	68.42%
400-533-460	Repair & Maintenance		1,784.06	24,927.56	45,000.00	45,000.00	20,072.44	55.39%
400-533-465	Repair & Replace (Retain)		.00	.00	.00	.00	.00	.00
400-533-470	Printing & Copying		.00	359.09	1,200.00	1,200.00	840.91	29.92%
400-533-490	Other Current Charges		471.09	825.82	2,500.00	2,500.00	1,674.18	33.03%
400-533-495	Bank Finance Charges		1,250.94	8,368.24	10,000.00	10,000.00	1,631.76	83.68%
400-533-510	Office Supplies		53.99	254.52	1,500.00	1,500.00	1,245.48	16.97%
400-533-513	TM Allowance		193.82	1,453.65	3,960.00	3,960.00	2,506.35	36.71%
400-533-520	Operating Supplies		1,671.44	8,482.10	22,000.00	22,000.00	13,517.90	38.56%
400-533-521	Uniforms & Clothing		.00	831.53	750.00	750.00	81.53	110.87%
400-533-522	Small Tools & Equipment		169.92	169.92	5,000.00	5,000.00	4,830.08	3.40%
400-533-524	Fuel		82.88	1,825.58	4,500.00	4,500.00	2,674.42	40.57%
400-533-540	Subscriptions, Membership		3,019.57	3,365.81	1,500.00	1,500.00	1,865.81	224.39%
400-533-550	Seminars And Training		.00	5,622.87	2,279.94	2,279.94	3,342.93	246.62%
400-533-577	Bulk Water		1,876.05	10,541.39	50,396.00	50,396.00	39,854.61	20.92%
400-533-605	Irrigation Water		.00	8,265.00	100,000.00	100,000.00	91,735.00	8.27%
400-533-609	Water Meter Replacement		360.00	2,576.89	130,000.00	130,000.00	127,423.11	1.98%
Total WATER UTILITY SERVICES:			67,014.35	444,758.39	1,039,100.00	1,039,100.00	594,341.61	42.80%
WATER Expenditure Total:			67,014.35	444,758.39	1,039,100.00	1,039,100.00	594,341.61	42.80%
Net Total WATER:			67,014.35	444,758.39	1,039,100.00	1,039,100.00	594,341.61	42.80%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
WATER IMPACT FEE FUND								
Department: 533								
410-533-605	Water Impact Fees		9,375.00	104,220.00	300,000.00	300,000.00	195,780.00	34.74%
410-533-635	Water Impact Fees - Carry Fwd		.00	266,733.50	624,000.00	624,000.00	357,266.50	42.75%
Total Department: 533:			9,375.00	370,953.50	924,000.00	924,000.00	553,046.50	40.15%
WATER IMPACT FEE FUND Expenditure Total:			9,375.00	370,953.50	924,000.00	924,000.00	553,046.50	40.15%
Net Total WATER IMPACT FEE FUND:			9,375.00-	370,953.50-	924,000.00-	924,000.00-	553,046.50-	40.15%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL-WATER ENTERPRISE								
WATER UTILITY SERVICES								
420-533-634	SHAFI Grant		23,250.00	173,838.00	12,970,000.00	12,970,000.00	12,796,162.00	1.34%
420-533-640	Water Impact Machinery & Equip		.00	.00	.00	.00	.00	.00
Total WATER UTILITY SERVICES:			23,250.00	173,838.00	12,970,000.00	12,970,000.00	12,796,162.00	1.34%
CAPITAL-WATER ENTERPRISE Expenditure Total:			23,250.00	173,838.00	12,970,000.00	12,970,000.00	12,796,162.00	1.34%
Net Total CAPITAL-WATER ENTERPRISE:			23,250.00-	173,838.00-	12,970,000.00-	12,970,000.00-	12,796,162.00-	1.34%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
SEWER-ENTERPRISE (WASTE WATER)								
SEWER UTILITY ENTERPRISE								
421-535-120	Regular Salaries & Wages		2,617.44	18,427.00	34,058.00	34,058.00	15,631.00	54.10%
421-535-210	FICA Matching		211.56	1,552.22	2,605.44	2,605.44	1,053.22	59.58%
421-535-220	Retirement Plan		450.32	3,227.89	4,325.37	4,325.37	1,097.48	74.63%
421-535-230	Health Insurance		551.82	3,588.14	11,154.00	11,154.00	7,565.86	32.17%
421-535-234	Short-Term Disability		24.92	162.18	300.00	300.00	137.82	54.06%
421-535-239	Other Employer Contributions		.00	.00	100.00	100.00	100.00	.00
421-535-240	Workers Compensation		.00	158.19	418.00	418.00	259.81	37.84%
421-535-340	Contractual Services		.00	.00	2,069.20	2,069.20	2,069.20	.00
421-535-430	Utilities		70.68	421.74	2,500.00	2,500.00	2,078.26	16.87%
421-535-460	Repair & Maintenance Res		.00	574.09	62,724.99	62,724.99	62,150.90	0.92%
421-535-470	Printing & Copying		.00	537.05	1,500.00	1,500.00	962.95	35.80%
421-535-513	TM Allowance		27.70	207.75	1,320.00	1,320.00	1,112.25	15.74%
421-535-521	Uniforms & Clothing		.00	181.66	250.00	250.00	68.34	72.66%
421-535-576	Bulk Sewer Charges To Clermont		3,607.02	36,185.61	60,000.00	60,000.00	23,814.39	60.31%
Total SEWER UTILITY ENTERPRISE:			7,561.46	65,223.52	183,325.00	183,325.00	118,101.48	35.58%
SEWER-ENTERPRISE (WASTE WATER) Expenditure Total:			7,561.46	65,223.52	183,325.00	183,325.00	118,101.48	35.58%
Net Total SEWER-ENTERPRISE (WASTE WATER):			7,561.46-	65,223.52-	183,325.00-	183,325.00-	118,101.48-	35.58%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - SEWER ENTERPRISE								
SEWER UTILITY ENTERPRISE								
422-535-310	Professional Services		.00	225.00	.00	.00	225.00-	.00
422-535-630	Intragovernmental Carry Fwd		.00	7,692.14	3,607,840.81	3,607,840.81	3,600,148.67	0.21%
422-535-634	Grants - Sewer		.00	204,544.32	19,823,318.00	19,823,318.00	19,618,773.68	1.03%
422-535-635	Sewer Grants (DEP)		.00	.00	4,000,000.00	4,000,000.00	4,000,000.00	.00
Total SEWER UTILITY ENTERPRISE:			.00	212,461.46	27,431,158.81	27,431,158.81	27,218,697.35	0.77%
CAPITAL - SEWER ENTERPRISE Expenditure Total:			.00	212,461.46	27,431,158.81	27,431,158.81	27,218,697.35	0.77%
Net Total CAPITAL - SEWER ENTERPRISE:			.00	212,461.46-	27,431,158.81-	27,431,158.81-	27,218,697.35-	0.77%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - STORM WATER								
WATER UTILITY SERVICES								
430-533-634	Grants		.00	98,350.00	375,000.00	375,000.00	276,650.00	26.23%
430-533-635	State Appropriation		57,406.40	122,777.20	1,500,000.00	1,500,000.00	1,377,222.80	8.19%
Total WATER UTILITY SERVICES:			57,406.40	221,127.20	1,875,000.00	1,875,000.00	1,653,872.80	11.79%
CAPITAL - STORM WATER Expenditure Total:			57,406.40	221,127.20	1,875,000.00	1,875,000.00	1,653,872.80	11.79%
Net Total CAPITAL - STORM WATER:			57,406.40-	221,127.20-	1,875,000.00-	1,875,000.00-	1,653,872.80-	11.79%

Account Number	Account Title	Expanded Title	2025 April Actual	2024-25 YTD Actual	2024-25 Amended Budget	2024-25 Current year Budget	Variance	% Of Budget
CAPITAL - LIBRARY								
LIBRARY								
500-571-120	Regular Salaries & Wages		3,820.00	31,772.80	.00	.00	31,772.80-	.00
500-571-140	Overtime		.00	30.00	.00	.00	30.00-	.00
500-571-210	FICA Matching		292.23	2,598.17	.00	.00	2,598.17-	.00
500-571-410	Telephone		45.44	318.08	.00	.00	318.08-	.00
500-571-605	Intragovernmental Grant - Lib		51,595.95	677,276.79	895,745.20	895,745.20	218,468.41	75.61%
500-571-635	MV ARPA Funds (w/ Interest)		.00	200,247.73	425,310.35	425,310.35	225,062.62	47.08%
Total LIBRARY:			55,753.62	912,243.57	1,321,055.55	1,321,055.55	408,811.98	69.05%
CAPITAL - LIBRARY Expenditure Total:			55,753.62	912,243.57	1,321,055.55	1,321,055.55	408,811.98	69.05%
Net Total CAPITAL - LIBRARY:			55,753.62-	912,243.57-	1,321,055.55-	1,321,055.55-	408,811.98-	69.05%
Net Grand Totals:			586,480.22-	8,521,720.79-	49,722,773.37-	49,722,773.37-	41,201,052.58-	17.14%

Report Criteria:

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

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book adjustments

UNITED SOUTHERN (UNITED SOUTHERN - OPERATING) (99)

April 30, 2025

Account: 999101000

Bank Account Number: 1625217

Bank Statement Balance:	6,107,477.98	Book Balance Previous Month:	5,714,738.77
Outstanding Deposits:	31,460.92	Total Receipts:	824,071.12
Outstanding Checks:	225,741.60	Total Disbursements:	621,912.61
Bank Adjustments:	3,699.98	Book Adjustments:	.00
Bank Balance:	5,916,897.28	Book Balance:	5,916,897.28
		Proof (Bank balance less book balance):	.00

Outstanding Deposits Section

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
1132	25,088.63	1190	1,074.60	1198	3,319.70	1199	1,977.99
Grand Totals:							31,460.92

Deposits cleared: 92 items

Deposits Outstanding: 4 items

Outstanding Checks Section

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
8	45.83	21063	2.10	22252	45.00	22929	12.37
23364	85.00	23545	35.00	23674	165.00	23681	60.00
23747	1,197.65	23824	10.00	23887	35.00	24376	411.75
24779	1,500.00	24792	48.30	24811	3.10	24817	31.90
24821	2,125.00	24833	82.20	24840	480.95	24843	68.25
24844	1,775.00	24845	950.00	24846	1,072.17	24847	271.00
24848	745.50	24849	230.00	24850	2,100.00	24851	256.05
24852	4,504.55	24853	433.50	24854	3.36	24855	371.50
24856	1,532.50	24857	610.00	24858	1,809.26	24859	7,532.50
24860	349.75	24861	1,834.00	24862	15.00	24863	545.00
24864	1,950.00	24865	718.80	24866	169.35	24867	71.25
24868	15,934.95	24869	1,142.83	24871	661.00	24872	1,622.82
24874	303.19	24876	1,500.00	24877	57,406.40	24878	4,043.75
24879	23,250.00	24880	8,620.09	24881	13,580.00	24883	448.00
24885	1,092.50	24886	4,631.96	24887	289.50	24889	2,750.00
24891	3,600.00	24892	7,320.72	24893	8,857.38	24894	2,261.25
24895	4,298.67	24896	1,276.40	24897	434.00	24898	8,628.36
24899	1,876.05	24900	12,000.00	24901	206.73	24903	360.00
24904	34.77	24905	270.00	24906	547.50	24907	290.00
Grand Totals:							225,741.60

Checks cleared: 134 items

Checks Outstanding: 76 items

Bank Adjustments Section

Description	Amount	Description	Amount
457 Roth Amount not recorded \$3700	3,700.00	Colonial difference in next payroll	.02-
Grand Totals:			<u>3,699.98</u>

Book Adjustments Section







PO Drawer 29
Umatilla FL 32784

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

Statement Ending 04/30/2025

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Managing Your Accounts

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

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS INTERES	XXXXXX5217	\$6,107,477.98

PUBLIC FUNDS INTERES - XXXXXX5217

Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$6,064,852.33
	90 Credit(s) This Period	\$835,096.22
	128 Debit(s) This Period	\$792,470.57
04/30/2025	Ending Balance	\$6,107,477.98

Interest Summary

Description	Amount
Interest Earned From 04/01/2025 Through 04/30/2025	
Annual Percentage Yield Earned	0.75%
Interest Days	30
Interest Earned	\$3,791.13
Interest Paid This Period	\$3,791.13
Interest Paid Year-to-Date	\$15,855.77

Account Activity

Post Date	Description	Debits	Credits	Balance
04/01/2025	Beginning Balance			\$6,064,852.33
04/01/2025	REMOTE DEPOSIT		\$334.95	\$6,065,187.28
04/01/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$142.69	\$6,065,329.97
04/01/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$150.47	\$6,065,480.44
04/01/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$185.00	\$6,065,665.44
04/01/2025	Colonial Life Pay-In for 102276879348247	\$672.18		\$6,064,993.26
04/01/2025	CHECK # 24743	\$2,310.00		\$6,062,683.26
04/01/2025	CHECK # 24773	\$254.90		\$6,062,428.36
04/01/2025	CHECK # 24774	\$300.00		\$6,062,128.36
04/01/2025	CHECK # 24736	\$349.82		\$6,061,778.54
04/01/2025	CHECK # 24733	\$351.25		\$6,061,427.29
04/01/2025	CHECK # 24757	\$397.50		\$6,061,029.79
04/01/2025	CHECK # 24756	\$600.00		\$6,060,429.79
04/01/2025	CHECK # 24748	\$661.00		\$6,059,768.79
04/01/2025	CHECK # 24764	\$896.00		\$6,058,872.79
04/01/2025	CHECK # 24729	\$1,500.00		\$6,057,372.79
04/01/2025	CHECK # 24668	\$1,875.00		\$6,055,497.79
04/01/2025	CHECK # 24767	\$2,000.00		\$6,053,497.79



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

Post Date	Description	Debits	Credits	Balance
04/01/2025	CHECK # 24747	\$2,185.50		\$6,051,312.29
04/01/2025	CHECK # 24728	\$2,377.14		\$6,048,935.15
04/01/2025	CHECK # 24741	\$3,333.50		\$6,045,601.65
04/01/2025	CHECK # 24769	\$3,500.00		\$6,042,101.65
04/01/2025	CHECK # 24784	\$3,500.00		\$6,038,601.65
04/01/2025	CHECK # 24786	\$6,503.18		\$6,032,098.47
04/01/2025	CHECK # 24754	\$7,606.00		\$6,024,492.47
04/01/2025	CHECK # 24761	\$8,244.00		\$6,016,248.47
04/01/2025	CHECK # 24753	\$17,000.00		\$5,999,248.47
04/01/2025	CHECK # 24751	\$28,056.80		\$5,971,191.67
04/01/2025	CHECK # 24707	\$36,889.55		\$5,934,302.12
04/02/2025	REMOTE DEPOSIT		\$288.20	\$5,934,590.32
04/02/2025	REMOTE DEPOSIT		\$38,991.13	\$5,973,581.45
04/02/2025	REMOTE DEPOSIT		\$79,132.65	\$6,052,714.10
04/02/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$605.00	\$6,053,319.10
04/02/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$3,167.20	\$6,056,486.30
04/02/2025	PITNEY BOWES POSTAGE 28578011	\$50.00		\$6,056,436.30
04/02/2025	CHECK # 24775	\$300.00		\$6,056,136.30
04/02/2025	CHECK # 24765	\$2,958.50		\$6,053,177.80
04/02/2025	CHECK # 24766	\$2,256.75		\$6,050,921.05
04/02/2025	CHECK # 24739	\$3,672.50		\$6,047,248.55
04/02/2025	CHECK # 24783	\$4,277.00		\$6,042,971.55
04/02/2025	CHECK # 24781	\$26,574.53		\$6,016,397.02
04/03/2025	REMOTE DEPOSIT		\$2,644.55	\$6,019,041.57
04/03/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,858.51	\$6,020,900.08
04/03/2025	MERCHANT BANKCD DEPOSIT 496510043888	\$190.78		\$6,020,709.30
04/03/2025	MERCHANT BANKCD DEPOSIT 496254713886	\$1,230.94		\$6,019,478.36
04/03/2025	CHECK # 24724	\$48.30		\$6,019,430.06
04/03/2025	CHECK # 24750	\$544.62		\$6,018,885.44
04/03/2025	CHECK # 24763	\$807.60		\$6,018,077.84
04/03/2025	CHECK # 24732	\$4,036.15		\$6,014,041.69
04/03/2025	CHECK # 24730	\$9,580.24		\$6,004,461.45
04/03/2025	CHECK # 24762	\$42,688.44		\$5,961,773.01
04/04/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$771.95	\$5,962,544.96
04/04/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$891.52	\$5,963,436.48
04/04/2025	CHECK # 24776	\$54.59		\$5,963,381.89
04/04/2025	CHECK # 24734	\$204.90		\$5,963,176.99
04/04/2025	CHECK # 24758	\$399.65		\$5,962,777.34
04/04/2025	CHECK # 24735	\$1,108.75		\$5,961,668.59
04/04/2025	CHECK # 24777	\$39,176.03		\$5,922,492.56
04/07/2025	REMOTE DEPOSIT		\$3,574.94	\$5,926,067.50
04/07/2025	REMOTE DEPOSIT		\$44,289.70	\$5,970,357.20
04/07/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$435.53	\$5,970,792.73
04/07/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,033.67	\$5,971,826.40

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Account Activity (continued)

Post Date	Description	Debits	Credits	Balance
04/07/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,344.74	\$5,973,171.14
04/07/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$13,220.03	\$5,986,391.17
04/07/2025	CHECK # 24725	\$140.00		\$5,986,251.17
04/07/2025	CHECK # 24771	\$2,527.50		\$5,983,723.67
04/07/2025	CHECK # 24749	\$4,909.26		\$5,978,814.41
04/07/2025	CHECK # 24337	\$5,012.00		\$5,973,802.41
04/08/2025	REMOTE DEPOSIT		\$243.98	\$5,974,046.39
04/08/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$71.05	\$5,974,117.44
04/08/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$129.38	\$5,974,246.82
04/08/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,643.34	\$5,975,890.16
04/08/2025	STATE OF FLORIDA PAYMENTS 157928980561521		\$455,000.00	\$6,430,890.16
04/09/2025	REMOTE DEPOSIT		\$617.97	\$6,431,508.13
04/09/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$685.38	\$6,432,193.51
04/09/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,802.72	\$6,433,996.23
04/09/2025	CHECK # 24782	\$1,000.00		\$6,432,996.23
04/10/2025	REMOTE DEPOSIT		\$521.32	\$6,433,517.55
04/10/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$206.48	\$6,433,724.03
04/10/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,347.56	\$6,435,071.59
04/10/2025	SUMTER ELECTRIC AP PAYMENT 3417		\$3,084.52	\$6,438,156.11
04/10/2025	CHECK # 24745	\$125.00		\$6,438,031.11
04/11/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$310.47	\$6,438,341.58
04/11/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$6,438,711.58
04/11/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$952.76	\$6,439,664.34
04/11/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$6,439,659.34
04/11/2025	IRS USATAXPYMT 270550161194571	\$6,716.58		\$6,432,942.76
04/11/2025	TOWN OF MONTVERD PAYROLL 0	\$21,668.05		\$6,411,274.71
04/11/2025	STOP ITEM CHARGE(S)	\$31.50		\$6,411,243.21
04/11/2025	CHECK # 24816	\$950.00		\$6,410,293.21
04/11/2025	CHECK # 24788	\$959.80		\$6,409,333.41
04/11/2025	CHECK # 24830	\$2,707.50		\$6,406,625.91
04/11/2025	CHECK # 24787	\$36,080.00		\$6,370,545.91
04/14/2025	REMOTE DEPOSIT		\$4,394.82	\$6,374,940.73
04/14/2025	STATE OF FLORIDA PAYMENTS 157928980576264		\$11.75	\$6,374,952.48
04/14/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,032.92	\$6,375,985.40
04/14/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,052.85	\$6,377,038.25
04/14/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,555.99	\$6,379,594.24
04/14/2025	FMPTF ACH Collec 8556806	\$6,490.27		\$6,373,103.97
04/14/2025	CHECK # 24810	\$1,100.00		\$6,372,003.97
04/14/2025	CHECK # 24828	\$2,960.00		\$6,369,043.97
04/14/2025	CHECK # 24789	\$3,318.13		\$6,365,725.84
04/15/2025	REMOTE DEPOSIT		\$4,948.35	\$6,370,674.19
04/15/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$6,371,044.19
04/15/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$442.20	\$6,371,486.39
04/15/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$545.99	\$6,372,032.38

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

Post Date	Description	Debits	Credits	Balance
04/15/2025	TOWN OF MONTVERD UTIL 0		\$17,197.73	\$6,389,230.11
04/15/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$6,389,225.11
04/15/2025	CHECK # 24797	\$895.67		\$6,388,329.44
04/15/2025	CHECK # 24799	\$3,607.02		\$6,384,722.42
04/15/2025	CHECK # 24809	\$3,950.00		\$6,380,772.42
04/15/2025	CHECK # 24825	\$42,053.99		\$6,338,718.43
04/16/2025	REMOTE DEPOSIT		\$39.50	\$6,338,757.93
04/16/2025	REMOTE DEPOSIT		\$1,235.62	\$6,339,993.55
04/16/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$185.00	\$6,340,178.55
04/16/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$383.80	\$6,340,562.35
04/16/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,018.62	\$6,341,580.97
04/16/2025	PITNEY BOWES POSTAGE 28578011	\$1,000.00		\$6,340,580.97
04/16/2025	CHECK # 24813	\$20.00		\$6,340,560.97
04/16/2025	CHECK # 24803	\$118.25		\$6,340,442.72
04/16/2025	CHECK # 24801	\$360.00		\$6,340,082.72
04/16/2025	CHECK # 24796	\$450.00		\$6,339,632.72
04/16/2025	CHECK # 24800	\$1,055.00		\$6,338,577.72
04/16/2025	CHECK # 24832	\$1,231.38		\$6,337,346.34
04/16/2025	CHECK # 24823	\$1,690.00		\$6,335,656.34
04/16/2025	CHECK # 24834	\$4,830.00		\$6,330,826.34
04/16/2025	CHECK # 24836	\$5,000.00		\$6,325,826.34
04/16/2025	CHECK # 24837	\$13,212.09		\$6,312,614.25
04/16/2025	CHECK # 24835	\$16,535.45		\$6,296,078.80
04/16/2025	CHECK # 24717	\$19,320.00		\$6,276,758.80
04/16/2025	CHECK # 24802	\$25,833.00		\$6,250,925.80
04/16/2025	CHECK # 24737	\$36,000.00		\$6,214,925.80
04/16/2025	CHECK # 24685	\$48,300.00		\$6,166,625.80
04/17/2025	REMOTE DEPOSIT		\$1,697.16	\$6,168,322.96
04/17/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$6,168,692.96
04/17/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$6,317.57	\$6,175,010.53
04/17/2025	STOP ITEM CHARGE(S)	\$31.50		\$6,174,979.03
04/17/2025	CHECK # 24815	\$125.00		\$6,174,854.03
04/17/2025	CHECK # 24829	\$800.00		\$6,174,054.03
04/17/2025	CHECK # 24831	\$1,544.00		\$6,172,510.03
04/17/2025	CHECK # 24806	\$1,890.52		\$6,170,619.51
04/17/2025	CHECK # 24824	\$3,348.21		\$6,167,271.30
04/17/2025	CHECK # 24804	\$9,000.00		\$6,158,271.30
04/17/2025	CHECK # 24826	\$11,105.00		\$6,147,166.30
04/17/2025	CHECK # 24795	\$36,400.00		\$6,110,766.30
04/18/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$6,111,136.30
04/18/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,008.94	\$6,112,145.24
04/18/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,857.07	\$6,114,002.31
04/18/2025	STATE OF FLORIDA PAYMENTS 157928980589062		\$5,071.92	\$6,119,074.23
04/18/2025	STATE OF FLORIDA PAYMENTS 157928980588561		\$7,473.43	\$6,126,547.66

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

Post Date	Description	Debits	Credits	Balance
04/18/2025	FLA DEPT REVENUE C01 XXXXX0656	\$32.77		\$6,126,514.89
04/18/2025	CHECK # 24812	\$100.46		\$6,126,414.43
04/18/2025	CHECK # 24819	\$159.25		\$6,126,255.18
04/18/2025	CHECK # 24820	\$250.00		\$6,126,005.18
04/18/2025	CHECK # 24805	\$614.71		\$6,125,390.47
04/18/2025	CHECK # 24841	\$1,200.00		\$6,124,190.47
04/18/2025	CHECK # 24839	\$13,500.00		\$6,110,690.47
04/21/2025	REMOTE DEPOSIT		\$7,940.16	\$6,118,630.63
04/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,191.32	\$6,119,821.95
04/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,254.95	\$6,121,076.90
04/21/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$7,886.06	\$6,128,962.96
04/21/2025	CHECK # 24790	\$110.00		\$6,128,852.96
04/21/2025	CHECK # 24814	\$30.00		\$6,128,822.96
04/21/2025	CHECK # 24818	\$2,000.02		\$6,126,822.94
04/21/2025	CHECK # 24798	\$9,602.07		\$6,117,220.87
04/22/2025	REMOTE DEPOSIT		\$1,715.17	\$6,118,936.04
04/22/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$634.87	\$6,119,570.91
04/22/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,318.69	\$6,121,889.60
04/22/2025	DE Florida Other EDI PYMNTS AP0002308340		\$17,279.60	\$6,139,169.20
04/22/2025	CHECK # 24665	\$10.70		\$6,139,158.50
04/22/2025	CHECK # 24791	\$411.75		\$6,138,746.75
04/22/2025	CHECK # 24808	\$1,108.75		\$6,137,638.00
04/23/2025	REMOTE DEPOSIT		\$25.00	\$6,137,663.00
04/23/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$456.48	\$6,138,119.48
04/23/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,782.17	\$6,139,901.65
04/23/2025	CHECK # 24793	\$113.30		\$6,139,788.35
04/23/2025	CHECK # 24794	\$14,132.40		\$6,125,655.95
04/24/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$60.81	\$6,125,716.76
04/24/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$370.00	\$6,126,086.76
04/24/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,621.17	\$6,127,707.93
04/24/2025	Colonial Life Pay-In for 104466347572247	\$796.67		\$6,126,911.26
04/25/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$348.38	\$6,127,259.64
04/25/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,389.40	\$6,129,649.04
04/25/2025	STATE OF FLORIDA PAYMENTS 157928980605063		\$5,437.44	\$6,135,086.48
04/25/2025	TOWN OF MONTVERD ACH FEE XXXXXX3358	\$5.00		\$6,135,081.48
04/25/2025	UNITED HEALTHCAR EDI PAYMTS 744641259501	\$413.68		\$6,134,667.80
04/25/2025	IRS USATAXPYMT 270551533678354	\$6,207.10		\$6,128,460.70
04/25/2025	FLA DEPT REVENUE CRC XXXXX8822	\$7,610.74		\$6,120,849.96
04/25/2025	TOWN OF MONTVERD PAYROLL 0	\$19,549.43		\$6,101,300.53
04/28/2025	REMOTE DEPOSIT		\$5,113.43	\$6,106,413.96
04/28/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$897.02	\$6,107,310.98
04/28/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$964.63	\$6,108,275.61
04/28/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$2,848.50	\$6,111,124.11
04/28/2025	FMPTF ACH Collec 8583052	\$6,492.74		\$6,104,631.37

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

Post Date	Description	Debits	Credits	Balance
04/28/2025	BLUECROSSFLORIDA PREMIUM 7808655	\$11,052.80		\$6,093,578.57
04/28/2025	CHECK # 24822	\$270.00		\$6,093,308.57
04/29/2025	REMOTE DEPOSIT		\$235.00	\$6,093,543.57
04/29/2025	MERCHANT BANKCD DEPOSIT 496599721883		\$25.00	\$6,093,568.57
04/29/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$42.08	\$6,093,610.65
04/29/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$265.25	\$6,093,875.90
04/29/2025	STATE OF FLORIDA PAYMENTS 157928980611554		\$10,938.18	\$6,104,814.08
04/29/2025	STATE OF FLORIDA PAYMENTS 157928980611149		\$14,495.56	\$6,119,309.64
04/29/2025	CHECK # 24888	\$1,019.55		\$6,118,290.09
04/29/2025	CHECK # 24890	\$6,405.23		\$6,111,884.86
04/30/2025	REMOTE DEPOSIT		\$619.45	\$6,112,504.31
04/30/2025	DEPOSIT		\$1,112.75	\$6,113,617.06
04/30/2025	MERCHANT BANKCD DEPOSIT 496254713886		\$1,238.83	\$6,114,855.89
04/30/2025	MERCHANT BANKCD DEPOSIT 496510043888		\$1,856.67	\$6,116,712.56
04/30/2025	LAKE COUNTY TAX VENDOR 218		\$18,310.48	\$6,135,023.04
04/30/2025	Monthly ACH Fee ACH Fee 16 MONTVERDE	\$25.00		\$6,134,998.04
04/30/2025	CHECK # 24807	\$220.50		\$6,134,777.54
04/30/2025	CHECK # 24873	\$319.78		\$6,134,457.76
04/30/2025	CHECK # 24875	\$468.25		\$6,133,989.51
04/30/2025	CHECK # 24870	\$1,551.20		\$6,132,438.31
04/30/2025	CHECK # 24884	\$3,943.26		\$6,128,495.05
04/30/2025	CHECK # 24838	\$4,486.50		\$6,124,008.55
04/30/2025	CHECK # 24842	\$4,800.00		\$6,119,208.55
04/30/2025	CHECK # 24882	\$15,521.70		\$6,103,686.85
04/30/2025	INTEREST		\$3,791.13	\$6,107,477.98
04/30/2025	Ending Balance			\$6,107,477.98

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
24337	04/07/2025	\$5,012.00	24741*	04/01/2025	\$3,333.50	24766	04/02/2025	\$2,256.75
24665*	04/22/2025	\$10.70	24743*	04/01/2025	\$2,310.00	24767	04/01/2025	\$2,000.00
24668*	04/01/2025	\$1,875.00	24745*	04/10/2025	\$125.00	24769*	04/01/2025	\$3,500.00
24685*	04/16/2025	\$48,300.00	24747*	04/01/2025	\$2,185.50	24771*	04/07/2025	\$2,527.50
24707*	04/01/2025	\$36,889.55	24748	04/01/2025	\$661.00	24773*	04/01/2025	\$254.90
24717*	04/16/2025	\$19,320.00	24749	04/07/2025	\$4,909.26	24774	04/01/2025	\$300.00
24724*	04/03/2025	\$48.30	24750	04/03/2025	\$544.62	24775	04/02/2025	\$300.00
24725	04/07/2025	\$140.00	24751	04/01/2025	\$28,056.80	24776	04/04/2025	\$54.59
24728*	04/01/2025	\$2,377.14	24753*	04/01/2025	\$17,000.00	24777	04/04/2025	\$39,176.03
24729	04/01/2025	\$1,500.00	24754	04/01/2025	\$7,606.00	24781*	04/02/2025	\$26,574.53
24730	04/03/2025	\$9,580.24	24756*	04/01/2025	\$600.00	24782	04/09/2025	\$1,000.00
24732*	04/03/2025	\$4,036.15	24757	04/01/2025	\$397.50	24783	04/02/2025	\$4,277.00
24733	04/01/2025	\$351.25	24758	04/04/2025	\$399.65	24784	04/01/2025	\$3,500.00
24734	04/04/2025	\$204.90	24761*	04/01/2025	\$8,244.00	24786*	04/01/2025	\$6,503.18
24735	04/04/2025	\$1,108.75	24762	04/03/2025	\$42,688.44	24787	04/11/2025	\$36,080.00
24736	04/01/2025	\$349.82	24763	04/03/2025	\$807.60	24788	04/11/2025	\$959.80
24737	04/16/2025	\$36,000.00	24764	04/01/2025	\$896.00	24789	04/14/2025	\$3,318.13
24739*	04/02/2025	\$3,672.50	24765	04/02/2025	\$2,958.50	24790	04/21/2025	\$110.00

PUBLIC FUNDS INTERES - XXXXXX5217 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
24791	04/22/2025	\$411.75	24810	04/14/2025	\$1,100.00	24832	04/16/2025	\$1,231.38
24793*	04/23/2025	\$113.30	24812*	04/18/2025	\$100.46	24834*	04/16/2025	\$4,830.00
24794	04/23/2025	\$14,132.40	24813	04/16/2025	\$20.00	24835	04/16/2025	\$16,535.45
24795	04/17/2025	\$36,400.00	24814	04/21/2025	\$30.00	24836	04/16/2025	\$5,000.00
24796	04/16/2025	\$450.00	24815	04/17/2025	\$125.00	24837	04/16/2025	\$13,212.09
24797	04/15/2025	\$895.67	24816	04/11/2025	\$950.00	24838	04/30/2025	\$4,486.50
24798	04/21/2025	\$9,602.07	24818*	04/21/2025	\$2,000.02	24839	04/18/2025	\$13,500.00
24799	04/15/2025	\$3,607.02	24819	04/18/2025	\$159.25	24841*	04/18/2025	\$1,200.00
24800	04/16/2025	\$1,055.00	24820	04/18/2025	\$250.00	24842	04/30/2025	\$4,800.00
24801	04/16/2025	\$360.00	24822*	04/28/2025	\$270.00	24870*	04/30/2025	\$1,551.20
24802	04/16/2025	\$25,833.00	24823	04/16/2025	\$1,690.00	24873*	04/30/2025	\$319.78
24803	04/16/2025	\$118.25	24824	04/17/2025	\$3,348.21	24875*	04/30/2025	\$468.25
24804	04/17/2025	\$9,000.00	24825	04/15/2025	\$42,053.99	24882*	04/30/2025	\$15,521.70
24805	04/18/2025	\$614.71	24826	04/17/2025	\$11,105.00	24884*	04/30/2025	\$3,943.26
24806	04/17/2025	\$1,890.52	24828*	04/14/2025	\$2,960.00	24888*	04/29/2025	\$1,019.55
24807	04/30/2025	\$220.50	24829	04/17/2025	\$800.00	24890*	04/29/2025	\$6,405.23
24808	04/22/2025	\$1,108.75	24830	04/11/2025	\$2,707.50			
24809	04/15/2025	\$3,950.00	24831	04/17/2025	\$1,544.00			

* Indicates skipped check number

Overdraft and Returned Item Fees

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



PO Drawer 29
Umatilla FL 32784

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE FL 34756-0008

Statement Ending 04/30/2025

Page 1 of 2

Managing Your Accounts



Branch Clermont



Customer Care Center (352)669-2121



Online Access www.unitedsouthernbank.com



Daisy (877) 612-8725

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS INTERES	XXXXXX7890	\$1,000.37

PUBLIC FUNDS INTERES - XXXXXX7890

Account Summary

Date	Description	Amount
04/01/2025	Beginning Balance	\$1,000.36
	2 Credit(s) This Period	\$31.51
	1 Debit(s) This Period	\$31.50
04/30/2025	Ending Balance	\$1,000.37

Interest Summary

Description	Amount
Interest Earned From 04/01/2025 Through 04/30/2025	
Annual Percentage Yield Earned	0.01%
Interest Days	30
Interest Earned	\$0.01
Interest Paid This Period	\$0.01
Interest Paid Year-to-Date	\$0.04

Account Activity

Post Date	Description	Debits	Credits	Balance
04/01/2025	Beginning Balance			\$1,000.36
04/11/2025	STOP ITEM CHARGE(S)	\$31.50		\$968.86
04/17/2025	REFUND STOP ITEM CHARGE(S) 04/11/2025		\$31.50	\$1,000.36
04/30/2025	INTEREST		\$0.01	\$1,000.37
04/30/2025	Ending Balance			\$1,000.37

Overdraft and Returned Item Fees

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



BEFORE YOU START

- Includes all check types
- Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
04/08/2025	PC	04/11/2025	495	GIFFORD, KATHLEEN P	3		999-101000	1,556.75-	D
04/08/2025	PC	04/11/2025	496	DAITNARAYAN, DIAWANTIE	8		999-101000	1,966.66-	D
04/08/2025	PC	04/11/2025	497	COWAN, BILLIE	16		999-101000	718.97-	D
04/08/2025	PC	04/11/2025	498	MACK, CHARLES	36		999-101000	2,498.65-	D
04/08/2025	PC	04/11/2025	499	LARINO, DOMINGO	58		999-101000	78.74-	D
04/08/2025	PC	04/11/2025	500	JOHNSON, SANDRA	63		999-101000	2,479.59-	D
04/08/2025	PC	04/11/2025	501	SMITH, ALLEN	66		999-101000	1,699.21-	D
04/08/2025	PC	04/11/2025	502	YANG, MAI	67		999-101000	2,135.55-	D
04/08/2025	PC	04/11/2025	503	MILEY, HILARY	68		999-101000	505.15-	D
04/08/2025	PC	04/11/2025	504	WYNKOOP, JOSEPH	69		999-101000	923.50-	D
04/08/2025	PC	04/11/2025	505	ARELLANO, JOHN	72		999-101000	1,795.32-	D
04/08/2025	PC	04/11/2025	506	WOMACK, CAROL	73		999-101000	507.92-	D
04/08/2025	PC	04/11/2025	507	GAFFNEY, COREY	75		999-101000	1,415.49-	D
04/08/2025	PC	04/11/2025	508	MORGANELLI, JOSEPH	76		999-101000	461.75-	D
04/08/2025	PC	04/11/2025	509	MCINTYRE, MELISSA	77		999-101000	1,435.80-	D
04/08/2025	PC	04/11/2025	511	CAROLINE TREPANIER	78		999-101000	1,489.00-	D
04/22/2025	PC	04/25/2025	512	GIFFORD, KATHLEEN P	3		999-101000	1,686.79-	D
04/22/2025	PC	04/25/2025	513	DAITNARAYAN, DIAWANTIE	8		999-101000	1,901.92-	D
04/22/2025	PC	04/25/2025	514	COWAN, BILLIE	16		999-101000	703.76-	D
04/22/2025	PC	04/25/2025	515	MACK, CHARLES	36		999-101000	2,650.63-	D
04/22/2025	PC	04/25/2025	516	LARINO, DOMINGO	58		999-101000	78.74-	D
04/22/2025	PC	04/25/2025	517	JOHNSON, SANDRA	63		999-101000	2,303.94-	D
04/22/2025	PC	04/25/2025	518	SMITH, ALLEN	66		999-101000	1,641.46-	D
04/22/2025	PC	04/25/2025	519	YANG, MAI	67		999-101000	2,193.27-	D
04/22/2025	PC	04/25/2025	520	MILEY, HILARY	68		999-101000	560.97-	D
04/22/2025	PC	04/25/2025	521	ARELLANO, JOHN	72		999-101000	1,581.21-	D
04/22/2025	PC	04/25/2025	522	GAFFNEY, COREY	75		999-101000	1,477.37-	D
04/22/2025	PC	04/25/2025	523	MCINTYRE, MELISSA	77		999-101000	1,502.97-	D
04/22/2025	PC	04/25/2025	524	TREPANIER, CAROLINE	78		999-101000	1,266.40-	D
04/08/2025	PC	04/11/2025	24791	HARTLE, ALLAN	74		999-101000	411.75-	
04/08/2025	CDPT	04/10/2025	1010411	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp 457B Pa	999-101000	2,790.27-	
04/08/2025	CDPT	04/10/2025	1010412	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	6,716.58-	
04/22/2025	CDPT	04/25/2025	1010413	Colonial Life Processing Center	5	Insurance	999-101000	796.67-	
04/22/2025	CDPT	04/25/2025	1010414	Florida Blue	2	Health Insurance Premiums Health	999-101000	11,052.80-	
04/22/2025	CDPT	04/25/2025	1010415	Florida Municipal Pension Trust Fu	4	401A & 457B Def Comp ROTH 45	999-101000	6,492.74-	
04/22/2025	CDPT	04/25/2025	1010416	Florida Retirement System	3	Retirement Contributions	999-101000	7,610.74-	
04/22/2025	CDPT	04/25/2025	1010417	IRS - 941 Taxes	1	941 Deposit Federal Withholding T	999-101000	6,207.10-	
04/22/2025	CDPT	04/25/2025	1010418	UHS Premium Billing (Dental)	6	Dental Insurance	999-101000	383.16-	
04/22/2025	CDPT	04/25/2025	1010419	UHS Premium Billing (Vision)	7	Vision Insurance Vision Pay Perio	999-101000	30.52-	
Grand Totals:								83,709.81-	

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D = Direct Deposit

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes all check types

Includes unprinted checks

Check Issue Dates: 4/1/2025 - 4/30/2025

May 06, 2025 04:40PM

Report Criteria:

Report type: GL detail

Check Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
23183	04/25	04/03/2025	23183	452 Nerian Pace	REF-RENTA	1	001-572-440	.00	110.00-	110.00- V
Total 23183:										110.00-
24787	04/25	04/02/2025	24787	371 Ambassador Paving	432	1	001-541-630	.00	36,080.00	36,080.00
Total 24787:										36,080.00
24788	04/25	04/02/2025	24788	22 Comcast	3222-Jan25	2	400-533-411	.00	316.60	316.60
04/25	04/02/2025	24788	22 Comcast	22	6423-Jan25	2	001-520-411	.00	321.60	321.60
04/25	04/02/2025	24788	22 Comcast	22	6431-Jan25	2	001-520-411	.00	321.60	321.60
Total 24788:										959.80
24789	04/25	04/02/2025	24789	27 Duke Energy	1794-Mar25	1	400-533-430	.00	1,979.65	1,979.65
04/25	04/02/2025	24789	27 Duke Energy	27	2018-Mar25	1	001-513-430	.00	309.40	309.40
04/25	04/02/2025	24789	27 Duke Energy	27	2018-Mar25	2	400-533-430	.00	309.40	309.40
04/25	04/02/2025	24789	27 Duke Energy	27	2282-Mar25	1	400-533-430	.00	264.61	264.61
04/25	04/02/2025	24789	27 Duke Energy	27	2513-Mar25	1	001-520-430	.00	120.81	120.81
04/25	04/02/2025	24789	27 Duke Energy	27	3126-Mar25	1	001-541-431	.00	119.42	119.42
04/25	04/02/2025	24789	27 Duke Energy	27	3340-Mar25	1	001-571-430	.00	214.84	214.84
Total 24789:										3,318.13
24790	04/25	04/03/2025	24790	452 Nerian Pace	REF-RENTA	1	001-572-440	.00	110.00	110.00
Total 24790:										110.00
24792	04/25	04/10/2025	24792	317 Aetna - Silverscript	6234-MAY25	1	001-571-230	.00	48.30	48.30

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24792:										
								.00		48.30
24793										
04/25	04/10/2025	24793	668	Albert Knapik	UREFUND-1	1	999-101700	.00	113.30	113.30
Total 24793:										
								.00		113.30
24794										
04/25	04/10/2025	24794	214	Alpha Inspections, Inc.	MTV067	1	001-519-315	.00	13,582.88	13,582.88
04/25	04/10/2025	24794	214	Alpha Inspections, Inc.	MTV067	2	001-519-315	.00	585.00	585.00
04/25	04/10/2025	24794	214	Alpha Inspections, Inc.	MTV067	3	001-519-315	.00	35.48-	35.48-
Total 24794:										
								.00		14,132.40
24795										
04/25	04/10/2025	24795	371	Ambassador Paving	434	1	001-541-630	.00	36,400.00	36,400.00
Total 24795:										
								.00		36,400.00
24796										
04/25	04/10/2025	24796	649	Ark Septic	7076	1	001-513-440	.00	450.00	450.00
Total 24796:										
								.00		450.00
24797										
04/25	04/10/2025	24797	670	C&D Industrial Maintenance LLC	20251570	1	001-522-460	.00	895.67	895.67
Total 24797:										
								.00		895.67
24798										
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210476	1	500-571-605	.00	23.21	23.21
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210581	1	500-571-605	.00	871.55	871.55
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210600	1	500-571-605	.00	2,516.57	2,516.57
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210626	1	500-571-605	.00	14.05	14.05
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210732	1	500-571-605	.00	375.00	375.00
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210736	1	500-571-605	.00	225.00	225.00
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210739	1	500-571-605	.00	86.06	86.06
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLR/210752	1	500-571-605	.00	825.00	825.00

M = Manual Check, V = Void Check

GL Period	Check Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/10/2025	24798	479	City Electric Supply Clermont	CLRU210808	1	500-571-605	.00	1,221.73	1,221.73
04/25	04/10/2025	24798	479	City Electric Supply Clermont	OLD/229746	1	500-571-605	.00	3,443.90	3,443.90
Total 24798:										
24799	04/25	04/10/2025	396	City of Clermont-Utility Dept	2600902	1	421-535-576	.00	3,607.02	3,607.02
Total 24799:										
24800	04/25	04/10/2025	209	Cory V. Heat and A/C	697551	1	001-513-460	.00	1,055.00	1,055.00
Total 24800:										
24801	04/25	04/10/2025	24801							
04/25	04/10/2025	24801	23	Courtney Ayers	2182	1	001-574-484	.00	120.00	120.00
Total 24801:										
24802	04/25	04/10/2025	24802							
04/25	04/10/2025	24802	665	Cummins Custom Cabinets	60890	1	170-571-605	.00	25,833.00	25,833.00
Total 24802:										
24803	04/25	04/10/2025	24803							
04/25	04/10/2025	24803	669	Diane Rinkus	UREFUND-1	1	999-101700	.00	118.25	118.25
Total 24803:										
24804	04/25	04/10/2025	24804							
04/25	04/10/2025	24804	501	Donald M Gregory	5040	1	410-533-605	.00	9,000.00	9,000.00
Total 24804:										
24805	04/25	04/10/2025	24805							
04/25	04/10/2025	24805	27	Duke Energy	9320-APR25	1	400-533-430	.00	614.71	614.71

M = Manual Check, V = Void Check

Town of Montverde

Check Register - Montverde

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24805:										
								.00		614.71
24806										
04/25	04/10/2025	24806	322	Ferguson Waterworks	2149179	1	400-533-540	.00	1,890.52	1,890.52
Total 24806:										
								.00		1,890.52
24807										
04/25	04/10/2025	24807	126	Florida Blue	7876-MAY25	1	001-571-230	.00	220.50	220.50
Total 24807:										
								.00		220.50
24808										
04/25	04/10/2025	24808	404	Fun Times Bounce House & Party	33762	2	001-574-484	.00	1,108.75	1,108.75
Total 24808:										
								.00		1,108.75
24809										
04/25	04/10/2025	24809	612	Israel Grimaldo	1459	1	001-513-605	.00	3,950.00	3,950.00
Total 24809:										
								.00		3,950.00
24810										
04/25	04/10/2025	24810	635	Jerly E Sanchez Villalta	3282025	1	001-513-605	.00	1,100.00	1,100.00
Total 24810:										
								.00		1,100.00
24811										
04/25	04/10/2025	24811	667	Kelley Helton	UREFUND-1	1	999-101700	.00	3.10	3.10
Total 24811:										
								.00		3.10
24812										
04/25	04/10/2025	24812	57	Lake Apopka Natural Gas District	3337-MAR25	1	001-571-430	.00	70.78	70.78
04/25	04/10/2025	24812	57	Lake Apopka Natural Gas District	4959-MAR25	1	400-533-430	.00	29.68	29.68
Total 24812:										
								.00		100.46

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24813	04/25	04/10/2025	24813	145 Lake County Board of County Offi	175808	1	001-202400	.00	20.00	20.00
	Total 24813:									20.00
24814	04/25	04/10/2025	24814	269 Paul Larino	3062025	1	001-513-540	.00	30.00	30.00
	Total 24814:									30.00
24815	04/25	04/10/2025	24815	81 Plant Technicians, Inc	INV-2500636	1	400-533-340	.00	50.00	50.00
	04/25	04/10/2025	24815	81 Plant Technicians, Inc	INV-2500636	2	400-533-340	.00	75.00	75.00
Total 24815:									125.00	
24816	04/25	04/10/2025	24816	562 Rafaeline Rodriguez	832	1	170-571-605	.00	950.00	950.00
	Total 24816:									950.00
24817	04/25	04/10/2025	24817	666 Ryan Callahan	UREFUND-1	1	999-101700	.00	31.90	31.90
	Total 24817:									31.90
24818	04/25	04/10/2025	24818	88 Seco Energy	0010-Apr25	1	001-541-431	.00	936.91	936.91
	04/25	04/10/2025	24818	88 Seco Energy	2802-Apr25	1	001-541-431	.00	786.11	786.11
24818	04/25	04/10/2025	24818	88 Seco Energy	5800-Apr25	1	001-541-431	.00	205.00	205.00
	04/25	04/10/2025	24818	88 Seco Energy	9513-Apr25	1	001-541-431	.00	72.00	72.00
Total 24818:									2,000.02	
24819	04/25	04/10/2025	24819	359 Simplifile	4859671773	1	001-202600	.00	159.25	159.25
	Total 24819:									159.25

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24820										
04/25	04/10/2025	24820	112	Summit Broadband	1024546520	1	400-533-411	.00	50.00	50.00
04/25	04/10/2025	24820	112	Summit Broadband	1024546520	2	001-572-411	.00	50.00	50.00
04/25	04/10/2025	24820	112	Summit Broadband	1024546520	3	001-513-411	.00	50.00	50.00
04/25	04/10/2025	24820	112	Summit Broadband	1024546520	4	001-519-411	.00	50.00	50.00
04/25	04/10/2025	24820	112	Summit Broadband	1024546520	5	001-571-411	.00	50.00	50.00
Total 24820:									.00	250.00
24821										
04/25	04/10/2025	24821	353	Surface Water Professionals	2025-12	1	001-202600	.00	1,125.00	1,125.00
04/25	04/10/2025	24821	353	Surface Water Professionals	2025-12	2	001-519-340	.00	1,000.00	1,000.00
Total 24821:									.00	2,125.00
24822										
04/25	04/10/2025	24822	228	Terry Powers	170303	1	001-572-340	.00	270.00	270.00
Total 24822:									.00	270.00
24823										
04/25	04/10/2025	24823	104	Utility Repair Experts	1823	1	400-533-460	.00	1,200.00	1,200.00
04/25	04/10/2025	24823	104	Utility Repair Experts	1823	2	400-533-609	.00	360.00	360.00
04/25	04/10/2025	24823	104	Utility Repair Experts	1823	3	400-533-490	.00	130.00	130.00
Total 24823:									.00	1,690.00
24824										
04/25	04/10/2025	24824	105	Utility Service Co, Inc	623313	1	400-533-340	.00	3,348.21	3,348.21
Total 24824:									.00	3,348.21
24825										
04/25	04/10/2025	24825	107	Waste Pro of Florida Inc.	0001444830	1	001-534-340	.00	657.31	657.31
04/25	04/10/2025	24825	107	Waste Pro of Florida Inc.	0001445395	1	001-534-340	.00	18,467.34	18,467.34
04/25	04/10/2025	24825	107	Waste Pro of Florida Inc.	0001445397	1	001-534-340	.00	2,231.00	2,231.00
04/25	04/10/2025	24825	107	Waste Pro of Florida Inc.	0001457264	1	001-534-340	.00	18,467.34	18,467.34
04/25	04/10/2025	24825	107	Waste Pro of Florida Inc.	0001457266	1	001-534-340	.00	2,231.00	2,231.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24825:										
								.00		42,053.99
24826	04/25	04/10/2025	24826	501 Donald M Gregory	5046	1	170-571-605	.00	11,105.00	11,105.00
Total 24826:										
								.00		11,105.00
24827	04/25	04/10/2025	24827	404 Fun Times Bounce House & Party	34070	1	001-574-486	.00	1,367.50	1,367.50
04/25	04/24/2025	24827	404	Fun Times Bounce House & Party	34070	1	001-574-486	.00	1,367.50-	1,367.50- V
Total 24827:										
								.00		.00
24828	04/25	04/10/2025	24828	562 Rafaeline Rodriguez	835	1	001-541-523	.00	2,960.00	2,960.00
Total 24828:										
								.00		2,960.00
24829	04/25	04/10/2025	24829	501 Donald M Gregory	5047	1	001-539-460	.00	266.66	266.66
04/25	04/10/2025	24829	501	Donald M Gregory	5047	2	001-541-460	.00	266.66	266.66
04/25	04/10/2025	24829	501	Donald M Gregory	5047	3	400-533-460	.00	266.68	266.68
Total 24829:										
								.00		800.00
24830	04/25	04/10/2025	24830	376 Umana Security Services, LLC	03012025	1	001-520-343	.00	459.00	459.00
04/25	04/10/2025	24830	376	Umana Security Services, LLC	03262025	1	001-520-343	.00	421.50	421.50
04/25	04/10/2025	24830	376	Umana Security Services, LLC	04072025	1	001-520-343	.00	609.00	609.00
04/25	04/10/2025	24830	376	Umana Security Services, LLC	04082025	1	001-520-343	.00	609.00	609.00
04/25	04/10/2025	24830	376	Umana Security Services, LLC	04092025	1	001-520-343	.00	609.00	609.00
Total 24830:										
								.00		2,707.50
24831	04/25	04/10/2025	24831	81 Plant Technicians, Inc	INV-2500968	1	400-533-340	.00	277.00	277.00
04/25	04/10/2025	24831	81	Plant Technicians, Inc	INV-2500989	1	400-533-340	.00	847.00	847.00
04/25	04/10/2025	24831	81	Plant Technicians, Inc	INV-2501092	1	400-533-340	.00	75.00	75.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/10/2025	24831	81	Plant Technicians, Inc	INV-2501092	2	400-533-340	.00	345.00	345.00
Total 24831:										
24832	04/25	04/10/2025	24832	119	Valli Information Systems, Inc	99954	400-533-340	.00	999.45	999.45
04/25	04/10/2025	24832	119	Valli Information Systems, Inc	99955	1	400-533-340	.00	231.93	231.93
Total 24832:										
24833	04/25	04/10/2025	24833	671	Berry Whatley	UREFUND-1	999-101700	.00	82.20	82.20
Total 24833:										
24834	04/25	04/10/2025	24834	346	City of Clermont	MAR2025	400-209500	.00	4,830.00	4,830.00
Total 24834:										
24835	04/25	04/10/2025	24835	58	Lake County BOCC	MAR2025	001-208600	.00	1,359.38	1,359.38
04/25	04/10/2025	24835	58	Lake County BOCC	MAR2025	2	001-208500	.00	657.07	657.07
04/25	04/10/2025	24835	58	Lake County BOCC	MAR2025	3	001-208300	.00	10,474.00	10,474.00
04/25	04/10/2025	24835	58	Lake County BOCC	MAR2025	4	001-208200	.00	3,806.00	3,806.00
04/25	04/10/2025	24835	58	Lake County BOCC	MAR2025	5	001-208400	.00	239.00	239.00
Total 24835:										
24836	04/25	04/10/2025	24836	361	Padilla's Landscaping	3540	001-572-340	.00	2,000.00	2,000.00
04/25	04/10/2025	24836	361	Padilla's Landscaping	3540	2	001-541-340	.00	3,000.00	3,000.00
Total 24836:										
24837	04/25	04/10/2025	24837	672	Treetop Products, LLC	INVTRE3170	001-572-605	.00	13,212.09	13,212.09

M = Manual Check, V = Void Check

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24837:										
24838	04/25	04/10/2025	24838	360 E. Trejo Farms, Inc	11040	1	140-572-635	.00	4,486.50	4,486.50
Total 24838:										
24839	04/25	04/10/2025	24839	612 Israel Grimaldo	1460	1	500-571-605	.00	13,500.00	13,500.00
Total 24839:										
24840	04/25	04/10/2025	24840	576 Rozar Enterprizes Inc	3296	1	500-571-605	.00	480.95	480.95
Total 24840:										
24841	04/25	04/10/2025	24841	613 Israel Grimaldo	1461	1	140-572-631	.00	1,200.00	1,200.00
Total 24841:										
24842	04/25	04/24/2025	24842	3 AJ's Lawn Care	4122025	1	001-572-345	.00	4,800.00	4,800.00
Total 24842:										
24843	04/25	04/24/2025	24843	674 Ann Debra Asbacher	UREFUND-1	1	400-220100	.00	68.25	68.25
Total 24843:										
24844	04/25	04/24/2025	24844	649 Ark Septic	7102	1	001-513-440	.00	450.00	450.00
04/25	04/24/2025	24844	649 Ark Septic	7125	1	001-513-440	.00	450.00	450.00	450.00
04/25	04/24/2025	24844	649 Ark Septic	7139	1	001-513-440	.00	450.00	450.00	450.00
04/25	04/24/2025	24844	649 Ark Septic	7140	1	001-522-460	.00	425.00	425.00	425.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24844:										
								.00		1,775.00
24845										
04/25	04/24/2025	24845	676	Awards and Engraving FL	102	1	001-574-486	.00	725.00	725.00
04/25	04/24/2025	24845	676	Awards and Engraving FL	102	2	001-574-486	.00	225.00	225.00
Total 24845:										
								.00		950.00
24846										
04/25	04/24/2025	24846	8	Bank of America	2709-Apr25	1	001-513-490	.00	52.75	52.75
04/25	04/24/2025	24846	8	Bank of America	2709-Apr25	2	001-513-521	.00	81.00	81.00
04/25	04/24/2025	24846	8	Bank of America	2709-Apr25	3	400-533-410	.00	104.00	104.00
04/25	04/24/2025	24846	8	Bank of America	2709-Apr25	4	001-574-484	.00	67.96	67.96
04/25	04/24/2025	24846	8	Bank of America	2709-Apr25	5	001-513-490	.00	52.75	52.75
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	1	001-574-484	.00	16.47	16.47
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	2	001-574-484	.00	25.98	25.98
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	3	001-571-510	.00	5.50	5.50
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	4	001-571-540	.00	60.00	60.00
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	5	001-571-540	.00	263.99	263.99
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	6	001-571-540	.00	72.67	72.67
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	7	001-571-540	.00	68.18	68.18
04/25	04/24/2025	24846	8	Bank of America	6477-Apr202	8	001-571-540	.00	13.99	13.99
04/25	04/24/2025	24846	8	Bank of America	9514-APR25	1	001-539-460	.00	27.96	27.96
04/25	04/24/2025	24846	8	Bank of America	9514-APR25	2	001-572-520	.00	158.97	158.97
Total 24846:										
								.00		1,072.17
24847										
04/25	04/24/2025	24847	153	Clermont Mowers & Equipment	220100	1	001-539-460	.00	271.00	271.00
Total 24847:										
								.00		271.00
24848										
04/25	04/24/2025	24848	675	Coins For Anything Inc	C253759	1	001-574-486	.00	667.50	667.50
04/25	04/24/2025	24848	675	Coins For Anything Inc	C253759	2	001-574-486	.00	198.00	198.00
04/25	04/24/2025	24848	675	Coins For Anything Inc	C253759	3	001-574-486	.00	175.00-	175.00-
04/25	04/24/2025	24848	675	Coins For Anything Inc	C253759	4	001-574-486	.00	55.00	55.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24848:										
								.00		745.50
24849										
04/25	04/24/2025	24849	209	Cory V. Heat and A/C	697575	1	001-539-460	.00	230.00	230.00
Total 24849:										
								.00		230.00
24850										
04/25	04/24/2025	24850	170	Crest Concrete	1693	1	140-572-635	.00	2,100.00	2,100.00
Total 24850:										
								.00		2,100.00
24851										
04/25	04/24/2025	24851	24	Dave Symonds & Associates	35144	1	400-533-520	.00	256.05	256.05
Total 24851:										
								.00		256.05
24852										
04/25	04/24/2025	24852	677	Downtown Decorations, Inc	33962	1	001-574-486	.00	4,504.55	4,504.55
Total 24852:										
								.00		4,504.55
24853										
04/25	04/24/2025	24853	29	Embroidery Works - Photograph -	723249	1	001-511-521	.00	132.60	132.60
04/25	04/24/2025	24853	29	Embroidery Works - Photograph -	723249	2	001-513-521	.00	150.45	150.45
04/25	04/24/2025	24853	29	Embroidery Works - Photograph -	723249	3	001-571-521	.00	150.45	150.45
Total 24853:										
								.00		433.50
24854										
04/25	04/24/2025	24854	266	FDOT	1427768073	1	400-533-490	.00	3.36	3.36
Total 24854:										
								.00		3.36
24855										
04/25	04/24/2025	24855	39	Florida Rural Water Assoc	21029	1	400-533-540	.00	371.50	371.50

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24855:										
24856	04/25	04/24/2025	24856	301 Halff	10140185	1	001-202600	.00	212.50	212.50
04/25	04/24/2025	24856	301 Halff		10140600	1	001-202600	.00	512.50	512.50
04/25	04/24/2025	24856	301 Halff		10140601	1	001-202400	.00	807.50	807.50
Total 24856:										
24857	04/25	04/24/2025	24857	206 Hawkins, Inc	7033689	1	400-533-520	.00	57.00	57.00
04/25	04/24/2025	24857	206 Hawkins, Inc		7033690	1	400-533-520	.00	553.00	553.00
Total 24857:										
24858	04/25	04/24/2025	24858	152 I - Tech Support Inc.	0059441	1	001-513-340	.00	361.85	361.85
04/25	04/24/2025	24858	152 I - Tech Support Inc.		0059441	2	001-519-340	.00	361.85	361.85
04/25	04/24/2025	24858	152 I - Tech Support Inc.		0059441	3	001-571-340	.00	361.85	361.85
04/25	04/24/2025	24858	152 I - Tech Support Inc.		0059441	4	400-533-340	.00	361.85	361.85
04/25	04/24/2025	24858	152 I - Tech Support Inc.		0059441	5	001-539-340	.00	361.86	361.86
Total 24858:										
24859	04/25	04/24/2025	24859	64 Law Office of Anita Geraci-Carver,	12505	1	001-514-310	.00	3,730.00	3,730.00
04/25	04/24/2025	24859	64 Law Office of Anita Geraci-Carver,		12506	1	001-202600	.00	2,887.50	2,887.50
04/25	04/24/2025	24859	64 Law Office of Anita Geraci-Carver,		12507	1	001-524-313	.00	90.00	90.00
04/25	04/24/2025	24859	64 Law Office of Anita Geraci-Carver,		12508	1	001-202600	.00	165.00	165.00
04/25	04/24/2025	24859	64 Law Office of Anita Geraci-Carver,		12509	1	001-202600	.00	660.00	660.00
Total 24859:										
24860	04/25	04/24/2025	24860	136 Minuteman Press	14282	1	001-511-510	.00	279.80	279.80
04/25	04/24/2025	24860	136 Minuteman Press		14282	2	001-513-510	.00	69.95	69.95

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Check Register - Montverde
Check Issue Dates: 4/1/2025 - 4/30/2025

Town of Montverde

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24860:										
								.00		349.75
24861										
04/25	04/24/2025	24861	361	Padilla's Landscaping	3535	1	001-572-340	.00	733.60	733.60
04/25	04/24/2025	24861	361	Padilla's Landscaping	3535	2	001-541-340	.00	1,100.40	1,100.40
Total 24861:										
								.00		1,834.00
24862										
04/25	04/24/2025	24862	269	Paul Larino	432025	1	001-513-540	.00	15.00	15.00
Total 24862:										
								.00		15.00
24863										
04/25	04/24/2025	24863	81	Plant Technicians, Inc	INV-2500821	1	400-533-340	.00	50.00	50.00
04/25	04/24/2025	24863	81	Plant Technicians, Inc	INV-2500821	2	400-533-340	.00	75.00	75.00
04/25	04/24/2025	24863	81	Plant Technicians, Inc	INV-2501166	1	400-533-340	.00	345.00	345.00
04/25	04/24/2025	24863	81	Plant Technicians, Inc	INV-2501166	2	400-533-340	.00	75.00	75.00
Total 24863:										
								.00		545.00
24864										
04/25	04/24/2025	24864	562	Rafaeline Rodriguez	837	1	140-572-635	.00	1,950.00	1,950.00
Total 24864:										
								.00		1,950.00
24865										
04/25	04/24/2025	24865	389	Sensaphone	3202025	1	400-533-540	.00	299.40	299.40
04/25	04/24/2025	24865	389	Sensaphone	412025	1	400-533-540	.00	419.40	419.40
Total 24865:										
								.00		718.80
24866										
04/25	04/24/2025	24866	673	Shaza Khalid	UREFUND-1	1	400-220100	.00	169.35	169.35
Total 24866:										
								.00		169.35

M = Manual Check, V = Void Check

GL	Check Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24867	04/25	04/24/2025	24867	359	Simplifile	4859618699	1	001-202600	.00	71.25	71.25
	Total 24867:										71.25
24868	04/25	04/24/2025	24868	305	Superior Fence and Rail of Lake	20250415TM	1	001-539-464	.00	15,934.95	15,934.95
	Total 24868:										15,934.95
24869	04/25	04/24/2025	24869	386	Table Top Catering	E07980	1	001-511-491	.00	1,142.83	1,142.83
	Total 24869:										1,142.83
24870	04/25	04/24/2025	24870	95	The Home Depot Credit Services	2023944	1	001-539-460	.00	124.78	124.78
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	2362911	1	001-572-460	.00	126.17	126.17
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	2624468	1	001-572-460	.00	42.14	42.14
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	31064	1	400-533-460	.00	317.38	317.38
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	3750708	1	001-571-510	.00	122.81	122.81
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	4020728	1	001-572-460	.00	94.98	94.98
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	4515625	1	001-539-460	.00	47.68	47.68
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	6751203	1	140-572-635	.00	301.26	301.26
04/25	04/24/2025	24870	24870	95	The Home Depot Credit Services	7024569	1	001-541-490	.00	374.00	374.00
	Total 24870:										1,551.20
24871	04/25	04/24/2025	24871	200	The Lake Doctors, Inc	2017856	1	001-541-462	.00	100.00	100.00
04/25	04/24/2025	24871	24871	200	The Lake Doctors, Inc	2017865	1	001-541-462	.00	561.00	561.00
	Total 24871:										661.00
24872	04/25	04/24/2025	24872	239	United Rentals	237482157-0	1	500-571-605	.00	1,622.82	1,622.82
	Total 24872:										1,622.82

M = Manual Check, V = Void Check

Check Register - Montverde
Check Issue Dates: 4/1/2025 - 4/30/2025

Town of Montverde

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24873										
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	1	001-513-410	.00	36.07	36.07
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	2	400-533-410	.00	36.07	36.07
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	3	001-539-410	.00	40.44	40.44
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	4	400-533-410	.00	40.44	40.44
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	5	001-520-410	.00	40.44	40.44
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	6	400-533-410	.00	40.44	40.44
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	7	500-571-410	.00	45.44	45.44
04/25	04/24/2025	24873	106	Verizon Wireless	6110124521	8	001-513-410	.00	40.44	40.44
Total 24873:										319.78
24874										
04/25	04/24/2025	24874	107	Waste Pro of Florida Inc.	0001448698	1	001-534-340	.00	303.19	303.19
Total 24874:										303.19
24875										
04/25	04/24/2025	24875	110	Wex Bank	104146849	1	001-539-524	.00	157.61	157.61
04/25	04/24/2025	24875	110	Wex Bank	104146849	2	001-520-524	.00	45.47	45.47
04/25	04/24/2025	24875	110	Wex Bank	104146849	3	001-572-524	.00	182.29	182.29
04/25	04/24/2025	24875	110	Wex Bank	104146849	4	400-533-524	.00	82.88	82.88
Total 24875:										468.25
24876										
04/25	04/24/2025	24876	485	Willdan Financial Services	010-62005	1	160-541-460	.00	375.00	375.00
04/25	04/24/2025	24876	485	Willdan Financial Services	010-62006	1	140-572-490	.00	375.00	375.00
04/25	04/24/2025	24876	485	Willdan Financial Services	010-62007	1	170-571-490	.00	375.00	375.00
04/25	04/24/2025	24876	485	Willdan Financial Services	010-62008	1	410-533-605	.00	375.00	375.00
Total 24876:										1,500.00
24877										
04/25	04/24/2025	24877	255	Woodard & Curran	247979	1	430-533-635	.00	54,870.40	54,870.40
04/25	04/24/2025	24877	255	Woodard & Curran	248133	1	430-533-635	.00	2,536.00	2,536.00
Total 24877:										57,406.40

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24878	04/25	04/24/2025	24878	255 Woodward & Curran	243485	1	400-533-310	.00	4,043.75	4,043.75
	Total 24878:									4,043.75
	04/25	04/24/2025	24879	255 Woodward & Curran	243498	2	420-533-634	.00	23,250.00	23,250.00
Total 24879:										23,250.00
24880	04/25	04/24/2025	24880	255 Woodward & Curran	248087	1	400-533-310	.00	8,620.09	8,620.09
	Total 24880:									8,620.09
	04/25	04/24/2025	24881	490 A-1 Sod, Inc	227203	1	001-572-345	.00	5,880.00	5,880.00
24881	04/25	04/24/2025	24881	490 A-1 Sod, Inc	227210	1	001-572-345	.00	7,700.00	7,700.00
	Total 24881:									13,580.00
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	1	001-572-345	.00	772.93	772.93
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	2	001-541-340	.00	772.93	772.93
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	3	001-513-492	.00	138.02	138.02
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	4	001-574-484	.00	9.99	9.99
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	5	170-571-635	.00	129.98	129.98
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	6	001-519-520	.00	35.96	35.96
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	7	001-520-520	.00	35.95	35.95
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	8	001-513-510	.00	159.09	159.09
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	9	001-571-510	.00	53.99	53.99
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	10	400-533-510	.00	53.99	53.99
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	11	001-511-510	.00	69.83	69.83
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	12	001-520-520	.00	200.00	200.00
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	13	001-519-520	.00	663.69	663.69
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	14	001-519-520	.00	200.00	200.00
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	15	001-520-520	.00	77.29	77.29
	04/25	04/24/2025	24882	288 Chase	1942-Apr25	16	001-574-484	.00	21.88	21.88
24882	04/25	04/24/2025	24882	288 Chase	1942-Apr25	17	170-571-635	.00	64.99	64.99

M = Manual Check, V = Void Check

Check Register - Montverde
Check Issue Dates: 4/1/2025 - 4/30/2025

Town of Montverde

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/24/2025	24882	288 Chase		1942-Apr25	18	001-519-510	.00	69.83	69.83
04/25	04/24/2025	24882	288 Chase		1942-Apr25	19	001-520-520	.00	96.29	96.29
04/25	04/24/2025	24882	288 Chase		1942-Apr25	20	001-519-520	.00	96.29	96.29
04/25	04/24/2025	24882	288 Chase		1942-Apr25	21	001-574-486	.00	398.96	398.96
04/25	04/24/2025	24882	288 Chase		1942-Apr25	22	400-533-490	.00	49.49	49.49
04/25	04/24/2025	24882	288 Chase		1942-Apr25	23	001-539-490	.00	197.96	197.96
04/25	04/24/2025	24882	288 Chase		1942-Apr25	24	001-513-490	.00	173.95	173.95
04/25	04/24/2025	24882	288 Chase		1942-Apr25	25	001-574-486	.00	204.74	204.74
04/25	04/24/2025	24882	288 Chase		1942-Apr25	26	001-574-484	.00	431.76	431.76
04/25	04/24/2025	24882	288 Chase		1942-Apr25	27	001-513-540	.00	144.00	144.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	28	001-513-492	.00	63.51	63.51
04/25	04/24/2025	24882	288 Chase		1942-Apr25	29	170-571-635	.00	357.94	357.94
04/25	04/24/2025	24882	288 Chase		1942-Apr25	30	170-571-635	.00	47.44	47.44
04/25	04/24/2025	24882	288 Chase		1942-Apr25	31	170-571-635	.00	1,669.39	1,669.39
04/25	04/24/2025	24882	288 Chase		1942-Apr25	32	170-571-635	.00	814.32	814.32
04/25	04/24/2025	24882	288 Chase		1942-Apr25	33	170-571-635	.00	29.99	29.99
04/25	04/24/2025	24882	288 Chase		1942-Apr25	34	400-533-520	.00	268.54	268.54
04/25	04/24/2025	24882	288 Chase		1942-Apr25	35	001-511-520	.00	55.00	55.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	36	001-513-520	.00	600.00	600.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	37	001-519-520	.00	200.00	200.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	38	001-520-520	.00	100.00	100.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	39	001-539-520	.00	300.00	300.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	40	001-541-520	.00	200.00	200.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	41	001-571-520	.00	300.00	300.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	42	001-572-520	.00	100.00	100.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	43	400-533-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	44	001-511-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	45	001-513-520	.00	9.98	9.98
04/25	04/24/2025	24882	288 Chase		1942-Apr25	46	001-519-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	47	001-520-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	48	001-539-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	49	001-541-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	50	001-571-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	51	001-572-520	.00	5.00	5.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	52	001-513-510	.00	145.60	145.60
04/25	04/24/2025	24882	288 Chase		1942-Apr25	53	170-571-635	.00	173.33	173.33
04/25	04/24/2025	24882	288 Chase		1942-Apr25	54	001-513-490	.00	242.77	242.77
04/25	04/24/2025	24882	288 Chase		1942-Apr25	55	001-520-490	.00	100.00	100.00
04/25	04/24/2025	24882	288 Chase		1942-Apr25	56	001-519-490	.00	150.00	150.00

M = Manual Check, V = Void Check

GL	Check Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	57	001-571-490	.00	100.00	100.00
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	58	001-539-490	.00	100.00	100.00
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	59	001-541-490	.00	100.00	100.00
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	60	400-533-490	.00	150.00	150.00
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	61	001-513-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	62	001-520-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	63	001-519-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	64	001-571-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	65	001-539-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	66	001-541-490	.00	138.23	138.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	67	400-533-490	.00	138.24	138.24
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	68	001-513-410	.00	119.64	119.64
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	69	001-519-410	.00	119.64	119.64
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	70	400-533-410	.00	119.64	119.64
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	71	001-513-492	.00	80.28	80.28
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	72	001-513-550	.00	475.00	475.00
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	73	001-513-540	.00	193.75	193.75
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	74	001-519-540	.00	232.50	232.50
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	75	001-539-540	.00	271.25	271.25
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	76	001-571-540	.00	38.75	38.75
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	77	400-533-540	.00	38.75	38.75
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	78	001-520-460	.00	34.23	34.23
04/25	04/24/2025	24882	24882	288	Chase	1942-Apr25	79	001-574-486	.00	1,089.06	1,089.06
Total 24882:										.00	15,521.70
24883											
04/25	04/24/2025	24883	24883	430	Deanco Building Solutions, Inc	138822	1	001-520-490	.00	89.60	89.60
04/25	04/24/2025	24883	24883	430	Deanco Building Solutions, Inc	138822	2	001-513-340	.00	134.40	134.40
04/25	04/24/2025	24883	24883	430	Deanco Building Solutions, Inc	138822	3	400-533-340	.00	134.40	134.40
04/25	04/24/2025	24883	24883	430	Deanco Building Solutions, Inc	138822	4	001-571-340	.00	89.60	89.60
Total 24883:										.00	448.00
24884											
04/25	04/24/2025	24884	24884	27	Duke Energy	1140-Apr25	1	001-541-430	.00	23.19	23.19
04/25	04/24/2025	24884	24884	27	Duke Energy	1398-Apr25	1	001-572-430	.00	282.36	282.36
04/25	04/24/2025	24884	24884	27	Duke Energy	1588-Apr25	1	001-541-431	.00	1,622.09	1,622.09
04/25	04/24/2025	24884	24884	27	Duke Energy	2711-Apr25	1	400-533-430	.00	51.55	51.55

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/24/2025	24884	27	Duke Energy	2872-Apr25	1	001-541-431	.00	142.90	142.90
04/25	04/24/2025	24884	27	Duke Energy	2894-Apr25	1	001-541-431	.00	25.74	25.74
04/25	04/24/2025	24884	27	Duke Energy	3564-Apr25	1	001-541-430	.00	59.27	59.27
04/25	04/24/2025	24884	27	Duke Energy	3803-Apr25	1	001-541-431	.00	32.50	32.50
04/25	04/24/2025	24884	27	Duke Energy	4036-Apr25	1	001-541-431	.00	22.71	22.71
04/25	04/24/2025	24884	27	Duke Energy	4458-Apr25	1	001-541-431	.00	558.12	558.12
04/25	04/24/2025	24884	27	Duke Energy	4656-Apr25	1	400-533-430	.00	67.91	67.91
04/25	04/24/2025	24884	27	Duke Energy	4870-Apr25	1	400-533-430	.00	118.75	118.75
04/25	04/24/2025	24884	27	Duke Energy	5092-Apr25	1	001-541-431	.00	718.44	718.44
04/25	04/24/2025	24884	27	Duke Energy	8420-Apr25	1	421-535-430	.00	70.68	70.68
04/25	04/24/2025	24884	27	Duke Energy	9355-Apr25	1	001-572-430	.00	43.82	43.82
04/25	04/24/2025	24884	27	Duke Energy	9445-Apr25	1	400-533-430	.00	103.23	103.23
Total 24884:									.00	3,943.26
24885	04/25	04/24/2025	24885	404	Fun Times Bounce House & Party	34070	3	001-574-486	1,092.50	1,092.50
Total 24885:									.00	1,092.50
24886	04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	1	001-519-350	450.80	450.80
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	2	001-202600	.00	1,000.34	1,000.34
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	3	001-202600	.00	1,000.34	1,000.34
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	4	001-202600	.00	1,000.34	1,000.34
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	5	001-202600	.00	1,000.34	1,000.34
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	6	001-519-350	.00	84.16	84.16
04/25	04/24/2025	24886	300	Gannett Medica Corp	007037023	7	001-519-350	.00	95.64	95.64
Total 24886:									.00	4,631.96
24887	04/25	04/24/2025	24887	289	Kyle A. Worfel	4212025	1	001-520-343	289.50	289.50
Total 24887:									.00	289.50
24888	04/25	04/24/2025	24888	610	Peter James Ellsworth	4212025	1	001-520-343	619.35	619.35
04/25	04/24/2025	24888	610	Peter James Ellsworth	4222025	1	001-520-343	.00	400.20	400.20

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24888:										
								.00		1,019.55
24889										
04/25	04/24/2025	24889	562	Rafaeline Rodriguez	834	1	500-571-605	.00	2,750.00	2,750.00
Total 24889:										
								.00		2,750.00
24890										
04/25	04/24/2025	24890	65	Lowe's	972979	1	001-539-490	.00	153.98	153.98
04/25	04/24/2025	24890	65	Lowe's	972979	2	001-572-490	.00	247.35	247.35
04/25	04/24/2025	24890	65	Lowe's	972979	3	500-571-605	.00	321.34	321.34
04/25	04/24/2025	24890	65	Lowe's	973354	1	001-539-520	.00	1,207.07	1,207.07
04/25	04/24/2025	24890	65	Lowe's	976156	1	001-572-460	.00	485.98	485.98
04/25	04/24/2025	24890	65	Lowe's	988968	2	500-571-605	.00	2,514.41	2,514.41
04/25	04/24/2025	24890	65	Lowe's	990180	1	500-571-605	.00	966.20	966.20
04/25	04/24/2025	24890	65	Lowe's	990852	1	001-541-530	.00	185.73	185.73
04/25	04/24/2025	24890	65	Lowe's	990904	1	001-541-520	.00	113.12	113.12
04/25	04/24/2025	24890	65	Lowe's	990992	1	001-541-520	.00	62.58	62.58
04/25	04/24/2025	24890	65	Lowe's	991077	1	001-541-530	.00	167.47	167.47
04/25	04/24/2025	24890	65	Lowe's	992739	1	400-533-522	.00	169.92	169.92
04/25	04/24/2025	24890	65	Lowe's	995880	1	400-533-520	.00	97.85	97.85
04/25	04/24/2025	24890	65	Lowe's	998283	1	001-539-520	.00	63.63	63.63
Total 24890:										
								.00		6,405.23
24891										
04/25	04/24/2025	24891	576	Rozar Enterprises Inc	3255	1	140-572-531	.00	3,600.00	3,600.00
Total 24891:										
								.00		3,600.00
24892										
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211328	1	500-571-605	.00	570.96	570.96
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211351	1	500-571-605	.00	24.86	24.86
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211381	1	500-571-605	.00	216.92	216.92
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211423	1	500-571-605	.00	218.36	218.36
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211499	1	500-571-605	.00	56.59	56.59
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211524	1	500-571-605	.00	97.23	97.23
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211551	1	500-571-605	.00	31.30	31.30

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211590	1	500-571-605	.00	3,793.14	3,793.14
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211627	1	500-571-605	.00	44.72	44.72
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211654	1	500-571-605	.00	64.21	64.21
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211655	1	500-571-605	.00	312.42	312.42
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211675	1	500-571-605	.00	147.99	147.99
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211744	1	140-572-635	.00	95.94	95.94
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211745	1	500-571-605	.00	690.00	690.00
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211786	1	500-571-605	.00	80.10	80.10
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211915	1	500-571-605	.00	125.00	125.00
04/25	04/24/2025	24892	479	City Electric Supply Clermont	CLR/211780	1	500-571-605	.00	104.42	104.42
04/25	04/24/2025	24892	479	City Electric Supply Clermont	WB1/666884	1	500-571-605	.00	646.56	646.56
Total 24892:									.00	7,320.72
24893										
04/25	04/24/2025	24893	324	Builders Firstsource	77539700	1	500-571-605	.00	227.28	227.28
04/25	04/24/2025	24893	324	Builders Firstsource	77557851	1	500-571-605	.00	386.10	386.10
04/25	04/24/2025	24893	324	Builders Firstsource	77621431	1	001-541-630	.00	8,244.00	8,244.00
Total 24893:									.00	8,857.38
24894										
04/25	04/24/2025	24894	325	Preferred Materials Inc	2296544	1	140-572-635	.00	2,261.25	2,261.25
Total 24894:									.00	2,261.25
24895										
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	108.03	108.03
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	102.83	102.83
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	51.00	51.00
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	136.97	136.97
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	618.93	618.93
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	194.21	194.21
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	115.78	115.78
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	199.71	199.71
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	100.29	100.29
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	438.35	438.35
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	245.86	245.86
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	160.91	160.91

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	162.82	162.82
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	259.56	259.56
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	72.80	72.80
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	300.00	300.00
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	83.46	83.46
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	127.40	127.40
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	400-220100	.00	184.22	184.22
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	2	999-101700	.00	210.86	210.86
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	285.61	285.61
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	115.07	115.07
04/25	04/24/2025	24895	416	Pulte Homes	UREFUND-1	1	999-101700	.00	24.00	24.00
Total 24895:									.00	4,298.67
24896										
04/25	04/28/2025	24896	22	Comcast	3222-Jul24	4	400-533-411	.00	316.60	316.60
04/25	04/28/2025	24896	22	Comcast	3446-Jul24	4	400-533-411	.00	316.60	316.60
04/25	04/28/2025	24896	22	Comcast	6423-Jul24	4	001-520-411	.00	321.60	321.60
04/25	04/28/2025	24896	22	Comcast	6431-Jul24	4	001-520-411	.00	321.60	321.60
Total 24896:									.00	1,276.40
24897										
04/25	04/28/2025	24897	206	Hawkins, Inc	7048016	1	400-533-520	.00	352.00	352.00
04/25	04/28/2025	24897	206	Hawkins, Inc	7048016	2	400-533-520	.00	25.00	25.00
04/25	04/28/2025	24897	206	Hawkins, Inc	7048017	1	400-533-520	.00	32.00	32.00
04/25	04/28/2025	24897	206	Hawkins, Inc	7048017	2	400-533-520	.00	25.00	25.00
Total 24897:									.00	434.00
24898										
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	663	1	001-519-310	.00	5,613.36	5,613.36
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	664	1	001-202600	.00	340.00	340.00
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	665	1	001-202600	.00	925.00	925.00
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	666	1	001-202600	.00	85.00	85.00
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	667	1	001-202600	.00	925.00	925.00
04/25	04/28/2025	24898	75	Parks Consulting Services, LLC	668	1	001-519-310	.00	740.00	740.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 24898:										
								.00		8,628.36
24899										
04/25	04/28/2025	24899	352	Town of Oakland	4776-APR25	1	400-533-577	.00	1,876.05	1,876.05
Total 24899:										
								.00		1,876.05
24900										
04/25	04/28/2025	24900	636	Brant & Son Inc	J1702-454	1	500-571-605	.00	12,000.00	12,000.00
Total 24900:										
								.00		12,000.00
24901										
04/25	04/28/2025	24901	27	Duke Energy	4250-APR25	1	001-572-430	.00	206.73	206.73
Total 24901:										
								.00		206.73
24902										
04/25	04/28/2025	24902	678	Faces by LJB	5032025	1	001-574-486	.00	310.00	310.00
04/25	04/29/2025	24902	678	Faces by LJB	5032025	1	001-574-486	.00	310.00-	310.00- V
Total 24902:										
								.00		.00
24903										
04/25	04/28/2025	24903	226	Pooof Productions, LLC	5032025	1	001-574-486	.00	360.00	360.00
Total 24903:										
								.00		360.00
24904										
04/25	04/28/2025	24904	453	Sandra Johnson	4282025	1	001-511-491	.00	34.77	34.77
Total 24904:										
								.00		34.77
24905										
04/25	04/28/2025	24905	228	Terry Powers	171046	1	001-572-340	.00	270.00	270.00
Total 24905:										
								.00		270.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
24906										
04/25	04/28/2025	24906	261	Baker & Taylor	LS25040044	1	001-571-660	.00	547.50	547.50
Total 24906:										
24907										
04/25	04/29/2025	24907	676	Leah Jo Bandeka	2025-002	1	001-574-486	.00	290.00	290.00
Total 24907:										
Grand Totals:										
										537,175.50

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Town of Montverde

Check Register - Montverde

Check Issue Dates: 4/1/2025 - 4/30/2025

Page: 25
May 06, 2025 04:40PM

Report Criteria:

Report type: GL detail

Check Type = {<>} "Adjustment"

M = Manual Check, V = Void Check

CONSENT AGENDA

**MONTVERDE TOWN COUNCIL
REGULAR MEETING MINUTES
MARCH 11, 2025, AT 7:00 P.M.**

TOWN COUNCIL MEMBERS PRESENT

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, Admin

CALL TO ORDER AND OPENING CEREMONIES

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

PRESENTATION & ADMINISTRATIVE MATTERS

Councilmember Morganelli mentions the Public Safety & Vision Committee & that he would like it to be tabled as others would like to apply.

Councilmember Morganelli Motions to Table.

Mayor Wynkoop Seconds the Motion.

Approved to Table. Vote 4-0

CITIZENS QUESTION/COMMENT PERIOD

Matthew Baumann, 1122 Imperial Eagle St, Groveland, FL. Asks if Council can aide with the public waste receptacle downtown, overflowing trash in the area. He also mentions that he has property damages, and states that a report has been filed with the Sheriff's office and further elaborates on this problem.

Alan Lait, 17569 County Rd 455, inquires as to how many days the library will be open, once it is completed.

Town Manager Larino states that it will be normal hours, Monday through Thursday, and could also be open for a partial day on Friday should we hire more staff and that it will depend on workload.

Alan Lait, 17569 County Rd455 states that with such a big building, it should be open as much as possible.

Farmer Banks Helfrich, South Lake County, shares cucumber farming tips, and addresses all, he elaborates on our forefathers and how they came together to create the longest surviving government charter and further explains how it all came together with the constitution, and explains that compromise is the glue for our country and how great it would be if we all compromised and reached across ideological divides and in closing, he thanks all for allowing him to speak.

Mayor Wynkoop thanks Farmer Banks Helfrich and asks if anyone else would like to speak with the Council.

Pam Cox 17705 Broad Street, states that she lives near the boat ramp, and further explains that 23 boats were parked across from her property during a recent fishermen competition and provides additional information on this event, she would like the Developers to build a boat ramp as they are building 138 houses, she also explains that it would be a good idea to allow 1 to 2 acre of property near the boat ramp for boat trailers parking, when people are fishing.

Mayor Wynkoop thanks Pam Cox and states that they will have to bring this up when the time comes and asks if anyone else would like to speak with the Council.

Town Manager Larino encourages everyone to view the updated website and its newest improvements, he also informs the Council that Truskett Park is being cleared by our contractors as part of a reimbursement and turning into FEMA and provides an extensive explanation of the Town updates and upcoming events, highlighting the Centennial Celebration & volunteer opportunities.

Town Manager Larino introduces the Director of Public Safety, David Kilbury.

Director of Public Safety David Kilbury speaks regarding the fire department's monthly report, which has been given to each Council Member, and goes on to explain the process of response and dispatch as well as call volume. He also speaks of Fire Station 85 and the relocation of the waterline and the relocation of gopher tortoises.

Mayor Wynkoop asked how many tortoises were being relocated.

Director of Public Safety David Kilbury stated that there were 17 tortoise burrows to relocate and the cost for their relocation is \$96,000. He also shares that Council Member Morganelli came to visit the 911 site & invites the Council Members to make an appointment to also see

the 911 center, and provides further explanation on how impressive it is, and also explains that others who are trying to reach the Ace Accrediting, come to this facility to learn. He states that he appreciates the relationship with our Town and that the Town is in great hands.

Councilmember Morganelli thanks the Director of Public Safety, David Kilbury, for the tour. He also mentions that the 911 Center Team is phenomenal and further elaborates on this topic.

Director of Public Safety David Kilbury amplifies the success of a recent first responder call and reminds every one the importance of checking your smoke alarms.

Councilmember Hartle remarks on the great job the fire team is doing and mentions the service calls, the response times, and states that the results for everyone on staff are impressive.

Director of Public Safety David Kilbury thanks Councilmember Hartle.

Mayor Wynkoop brings the conversation to Town Attorney Anita Geraci-Carver.

Town Attorney Geraci-Carver speaks of three (3) bills that may be of interest to the Council.

She mentions a proposed legislation that is going through currently, a bill proposing to eliminate the ability to create CRAs after July 1, 2025, and requiring an expiration date, and mentions a bill that would prohibit Towns from prohibiting accessory dwelling units for residential properties unless they are within a Planned Unit Development (PUD) and further elaborates on this bill. She also brings up a bill regarding excessed permit building fees and that these funds would have to be used for stormwater projects and explains this bill further.

Vice Mayor Womack asked for clarification.

Town Attorney Geraci-Carver explains further.

Councilmember Hartle asks if she knows the timeframe of when these funds must be used.

Town Attorney Geraci-Carver explains that she is unsure of the exact timeframe.

Mayor Wynkoop mentions that he thinks it is 3 years.

Town Planner Parks speaks about budget planning. He encourages everyone to attend the meeting on the first, second and fourth Tuesdays of every month. Online participation is available as well, such as monthly video updates on the Lake County website. These updates are based on past meetings. He mentions the legislative sessions and what this means for us as a County, he adds that he believes the accessory dwelling unit bill has a good chance of passing. He brings up another bill that focuses on the removal of all assessments and elaborates on this bill and invites & informs everyone of a workshop to be held June 2, 2025, discussing the concept of a charter county. He also mentions another meeting, approximately two weeks later,

with all 14 City Council Members, a Representative, with their manager, along with the County Commissioner. The discussions will be regarding joint planning agreements.

Mayor Wynkoop asks what brought on the charter discussion.

Town Planner Parks explains how the charter discussion came to light.

Mayor Wynkoop asks if someone could come to our second, monthly town meeting, to further elaborate on the topics of conversation so that they can prepare for this upcoming meeting, he also asks Town Planner Sean Parks if he would be willing to attend the next meeting and provide some of the topics that will be up for discussion.

Town Planner Parks states that he can assist and will need to prepare due to the large amount of information and wants to make sure that there is enough time.

Town Manager Larino brings up the last City Management monthly meeting and how those meetings are a good way to resolve issues & simply help each other, he also explains further on charters & concerns of city managers, he also states that he would like to expand his knowledge on charters and plans on meeting with the Town Attorney and a group and will then report back to Council.

Town Planner Parks provides additional information on the possible effects of charter counties and further underlines Town Manager Paul Larino's comment of the importance of understanding the effects of a charter.

Councilmember Morganelli thanks Assistant Town Planner Busto for the website improvements. He congratulates staff on responses and mentions social media and possible meet the staff events, he also suggests a council strategic retreat to discuss projects and go over visions and goals.

Town Planner Parks explains that they have retreats, in an informal setting, that these meetings are publicly noticed as to avoid any sunshine law violations, these retreats discuss visions and missions.

Councilmember Morganelli further explains the reason he would like a council retreat.

Councilmember Hartle states that he likes the idea.

Vice Mayor Womack – also agrees that it would be a good idea as the future is unknown, and that she wants to make the best decisions for the town present and future and further discusses her thoughts on the retreat idea.

There was a brief discussion.

Town Manager Larino stated that the yearly May meeting and its direction, and that it would be a good time for further discussion, and he explains how changes & processes take time.

Councilmember Joe Morganelli mentions that he would like to discuss all the projects on Town Manager Larino's whiteboard.

Mayor Wynkoop would like to discuss the whiteboard as well.

Councilmember Morganelli asks about the newsletter event having ice cream with Mayor Wynkoop and asked clarification on who would purchase the ice cream.

Mayor Wynkoop stated that he is not buying ice cream for the town and that this is an invitation to come have ice cream and talk with the mayor.

Councilmember Morganelli mentions his event in the newsletter and informs the other council members of this option.

Councilmember Hartle – discusses fertilizer, the Spring weather, the flowers blooming and how the Town looks fantastic.

Vice Mayor Womack agrees that the Town looks very nice follows up on Truskett Park – asks about the fence and the possible paving of the road from Lakeside Drive to Franklin Road and if that road will be closed.

Town Manager Larino further discusses the road and states that it will not be closed.

Vice Mayor Womack mentions the park lights staying on.

Town Manager Larino states that there is a work order for the lighting times to be adjusted and that he will follow up.

Councilmember Hartle brings up the Lake County League of Cities and Jim Ley previously being the Representative, and it is time for a discussion to appoint a new volunteer.

Mayor Wynkoop asks for a resident update regarding the Water Tower project on County Road 455.

Town Manager Larino states that the plans for the water tower are 95% complete as well as the redundant well plans and that both projects are ready for bid. He states that a Public Hearing/Update is needed prior to moving forward & then extensively explains the process needed. He hopes to put these projects out to bid in June or July of 2025 and hopes to have construction started by the beginning of next year.

Mayor Wynkoop asks if the grant money will be used to replace the shut-off valves.

Town Manager Larino explains that there are valve issues in the Town and that these should be updated pending DEP's approval and extensively explains the process of other related items that need to be fixed.

Mayor Wynkoop asks for an update on Willow Ridge and homes occupancy.

Town Manager Larino states that there are 234 homes and that they have prepaid their last water impact fees and are at the permitting phase of the last 50 homes, states that Phase 1 is almost complete and that 140 to 150 homes are occupied.

Mayor Wynkoop asks the Town Attorney Anita Geraci-Carver if she will be ready for the March meeting for the density change.

Town Attorney Geraci-Carver states that it would most likely be April 2025.

Town Manager Larino states that it was discussed in the last meeting and that this is on the radar.

Councilmember Hartle inquires on the county timeframe for the ballot.

Town Attorney Geraci-Carver explains the process to make the November ballot.

FEBRUARY FINANCE REPORT

Beginning Bank Balance	\$ 6,449,404.70
Revenues	\$ 728,590.55
Expenditures	\$ 566,029.48
Ending Balance	\$ 6,611,965.77
Pending Liabilities	\$ 113,257.37
Available Cash	\$ 6,498,708.40

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held February 11, 2025.

Minutes of the Town Council Special Meeting held February 25, 2025.

Mayor Wynkoop moved to approve the Consent Agenda. Councilmember Hartle seconded. Consent Agenda approved 4-0.

DISCUSSION AND ACTION ITEM

Discussion on Truskett Park Storm Water Project Review.

Town Manager Larino provided an update on the plans for Truskett Park, they are at 60% and explains that this is a stormwater project, and he elaborates further on the project.

Asked for motion to proceed.

Mayor Wynkoop asks the public for comments on this project and asked the council if they had any questions.

Mayor Wynkoop moved to approve.

Councilmember Hartle seconds the motion.

Approved vote 4-0

Discussion on Montverde's PUD Zoning.

Town Manager Larino brings up the next discussion on PUDs and their purpose, their flexibility and how it addresses environmental concerns, topography and states that this information is on the Town website, under Sec.10-56. – PUD in Municode. He provides additional information on PUDs, invites the public to visit the website. Speaks of Bill SB 184 and how this bill allows for another house on your property which could allow for rentals, minimizing the size of the lots and he elaborates on this bill and how it could affect Montverde. He speaks of the Florida Live Local Act and the bills that create statutes to take local control away from the Towns.

Mayor Wynkoop asks if there was a previous bill that suggested building another structure on the same property in the past.

Town Attorney Geraci-Carver states that there is current legislation that does discuss accessory dwelling units and believes this bill to be the first of its kind and mentions that it has drawn a lot of discussion.

Councilmember Hartle states that it was brought up several years ago and it did not make it out of committee.

Town Manager Larino recalls a VRBO Legislation from two years ago, this legislation took away regulations from committees, he then further elaborates on this legislation.

Mayor Wynkoop remarks on the different areas that would be affected should this bill pass, areas such as Highland Pines and Magnolia Terrace.

Town Planner Parks states that there will be hearings on this bill as it is somewhat taken seriously.

There was a brief discussion.

Town Manager Larino highlights the Legislature 10-56 code & further explains the code.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2023-87 A Resolution Granting a Conditional Use Permit in a R-1I Single Family Low Density Zoning District in the Town of Montverde to permit an outdoor storage business for boats, RVs, and trailers on the property generally located at Fosgate Road and Ridgewood Avenue, Montverde, Florida, owned by Parque Verde, LLC; providing for conditions; providing for an expiration date; and providing for an effective date. (Tabled 2-112025).

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

Associate Town Planner Busto explains the staff report, finds the application consistent with the land development regulations LDR and recommends that should it be approved, that it be approved with the conditions outlined in Resolution No. 2023-87, this is based on the analysis provided, on December 11, 2024, the P & Z Board recommended approval with a minimum liability policy, if environmental impact is foreseen at this time, this recommendation has been added to the resolution. The Applicant has fifteen (15) petitions of support and four (4) letters of concern in the package provided. Lisa provides a staff analysis.

Town Manager Larino explains the slides, showing the maps and highlighting the conditions of the permit.

Mayor Wynkoop asks for further clarification on the process for revocation of this permit should there be a violation.

Town Manager Larino explains the process.

Town Attorney Geraci-Carver states that there would be a public hearing process, before Council, where evidence would be presented to the Council, and the property owner would have the ability to advise you on whether they are in violation and council would make that determination.

There was a brief discussion on the conditions of the CUP and violations.

Town Manager Marino provides the limitation breakdowns and additional information regarding the CUP.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL 34756, states that he is one of the managing partners of Parque Verde, LLC and is here to discuss the application for CUP. He states

that his Attorney had a family emergency and that he will do his best to address everything. He addresses a few concerns from nearby residents. He goes on to address traffic, aesthetics, property value & environmental responsibilities.

Vice Mayor Womack asks about advertising.

Grant Roberts states that he will advertise once the CUP is approved.

Councilmember Morganelli asks about the fence and possible signage.

Grant Roberts states that it is a heavily wooded area, and they will put a landscape buffer.

Town Manager Larino explains that there is a 400 feet buffer between the parking area and the wetlands.

Councilmember Joe Morganelli further explains potential issues, public questions & comments.

There was a brief discussion.

Vice Mayor Womack mentions the hours of operations.

Grant Roberts states that the hours will be in the contract.

There was a brief discussion about the weight limits of vehicles.

Councilmember Hartle further explains the types of vehicles and their weight.

Councilmember Morganelli asks about the insurance coverage.

Larry Kontny 16516 Magnolia Terrace, Montverde, FL mentions that he is worried there would be a nursery and does not want industrial property in the town of Montverde,

Town Manager Larino mentions that the front parcel of the property is zoned agricultural, and he does have the right to run a nursery at a wholesale level, Florida states the right to do this and the back of the property is zoned R1L, for conditional use.

Mayor Wynkoop underlines that he is not able to sell to the public.

Bob Tomlinson 16634 Magnolia Terrace, Montverde, FL states that he has heard the property was previously a city dump and further elaborates on this topic. He questions the reason for the CUP as well as whether the existing violations which accrued fines will still require payment.

Mayor Wynkoop states that the fines will still need to be paid.

Town Attorney Geraci-Carver states that these are two separate issues.

Town Manager Larino explains the process of fines and CUP.

Councilmember Hartle addresses Bob Tomlinson's concerns on the chemical issue and the EPA study, and states that the EPA cleared the site in 1974, and that he spent 40 years with the EPA and briefly explains the history as well as studies and their testing process. He further elaborates on the EPA reports.

There was a brief discussion.

Terry Tiley 16702 Highland Avenue, Montverde, FL shares his support for Grant Roberts with Parque Verde, LLC, and reiterates the future uses of the property.

Sam Davidson 17520 Palm View Avenue, Montverde, FL states that using the property for parking would be the least impactful and sees no problem with this.

Lynn Grantham - 17551 County Rd 455 has questions about the exemptions, will there be 24-hour lighting, and wants to make sure this will not be a repair shop.

Mayor Wynkoop states that it will not be a repair shop as he cannot even do an oil change on the property.

There was a brief discussion.

Councilmember Morganelli questions the fines.

Town Attorney Geraci-Carver states that the Special Magistrate could up-hold that the fines remain in place until the property is within compliance.

Mayor Wynkoop & Town Manager Larino discussed the process of CUP approval.

Councilmember Morganelli asks about any concerns with anything in the ground.

Councilmember Hartle says Lake County shut down the site in 1974 and states that there has been many hurricanes, lake overflows & goes on to bring up the reasons these issues would have surfaced.

Councilmember Morganelli addresses Grant Roberts and asks about possible fencing & security and expresses his concerns.

Mayor Wynkoop asks for further clarification.

Grant Roberts explains that there are 400 feet of woods from the site to the property line in addition to 200 to 300 feet of Magnolia Terrace's Park.

There was a brief discussion.

Councilmember Hartle discusses Grant Robert's lot further.

Town Manager Larino asks if Grant Roberts would be opposed to putting up signs that state "No Trespassing".

Grant Roberts explains that there are signs that state "Do Not Enter" and that he can add "No Trespassing".

Councilmember Morganelli states that he is concerned about the privacy of the residents.

There was a brief discussion.

Mayor Wynkoop asks Town Manager Larino to explain the process should there be a complaint in the future.

Town Manager Larino elaborates on the written complaint process.

Grant Roberts explains that a semi-truck could be picking up plants or dropping off fertilizer in the back of the property and expresses that he does not want the town to think it is being parked there.

Mayor Wynkoop moved to approve Ordinance No. 2023-87.

Ordinance No. 2023-87 approved with a roll call vote:

Councilmember Hartle	Yes
Councilmember Morganelli	Yes
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Ordinance No. 2024-44 An Ordinance of The Town Council of The Town Of Montverde, Florida, to Change The Zoning From Lake County Agriculture To Town Of Montverde Single-Family Residential PUD for the herein described property owned by Montverde Landco, LLC and located North of Osgood Road, West Of Lake Apopka and partially East Of Kirk Island Rd; Directing The Town Manager to Amend The Zoning Map as herein provided after the passage of this Ordinance; Approving Variances From Town Code With Conditions; Providing For Severability; Repealing All Ordinances In Conflict Herewith; Providing For Scrivener's Errors, And Providing For An Effective Date. (Second Reading)

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

Mayor Wynkoop provides a description of Ordinance No. 2024-44 as well as a brief history.

Town Manager Larino elaborates on the Osgood Development, he refers to the slides on the Power Point Presentation, explains the site size of 111.41 acres, the entitled zoning of R1L. Further explains on the minimum lot size of 0.5 acre per lot and goes on to provide an extensive explanation. He then explains the PUD Agreement slide.

Vice Mayor Womack asks for clarification between PUD & straight zoning differences.

There was a brief discussion.

Mayor Wynkoop asks for further explanation on the road located at the back of the property.

Town Manager Larino explains that this road will stay as-is, aside from a crossing for storm water changes which will be repaired. He then provides an explanation of the final plat by the wetlands and that the property located in the middle cannot be altered as to protect the wetlands and feed the lake.

Councilmember Hartle Inquires about the possible advantage of a conservation easement.

Town Attorney Geraci-Carver explains that conservation easements must be maintained and explains further.

Councilmember Hartle explains the reason for his last question.

Mayor Wynkoop asks for confirmation that Mr. Anthony does not have to worry about anything being built at the back of the lot.

Town Manager Larino confirms this.

Councilmember Morganelli mentions his views on the traffic study.

Mayor Wynkoop discusses his views on the Town's traffic.

There was a discussion on the Town's traffic and the possible changes.

Eric Stalnaker, 17531 8th Street, Montverde, FL discusses his concerns on the future traffic increase, the impacts, the speed limit and the roads.

Mayor Wynkoop states that they are looking into improving the roads and building sidewalks, and are focused on making it safe, and elaborates on the steps that will be taken regarding the traffic.

Town Manager Larino mentions the funds of 1.65 million by the Developer as well as grant money which will be used to add sidewalks, the road and stormwater expansion if they choose.

Christos Anthony 18850 Kerk Island Lane, Montverde, FL brings up his concerns regarding his easement agreement and adds that he would like to add a gate and his rights to close off his road.

Mayor Wynkoop stated that this will be reviewed.

Randy Lee Ellman, 16603 Lowry RD, Montverde, FL, discussing PUD and agenda, and elaborates on his views of PUD disadvantages as well as the 12 variances.

Councilmember Hartle explains the PUD advantages.

Mayor Wynkoop also requests clarification on the variances.

Town Planner Parks explains the difference between variances and waivers and states that these are waivers.

There was a brief discussion.

Matthew Baumann, 1122 Imperial Eagle Street, Groveland, FL addresses the height & fence requirements & retention walls waiver. He also addresses the density requirements.

Town Manager Larino explains the height requirement, fencing and that the wall will need to be approved by the Town's engineer.

Mike Whidden, 17635 Broad Street, Montverde, FL questions the environmental standards, the gopher turtles and environment, and asks about the eagles and the developers plans to protect wildlife.

Nancy Jo Davidson, 17520 Palm View Avenue, Montverde, FL states that the eagles have departed and discusses the traffic, delivery trucks, and how the Town is continuing to change.

Jim Peacock, 16549 Lowry Road, Montverde, FL asks about setbacks & for an explanation on PUD zoning.

Town Planner Parks explains the certainty of PUDs and further elaborates on the property map, protecting the resources and the comp plan.

Town Attorney Geraci-Carver explains straight zoning & PUD zoning requirements.

Councilmember Morganelli questions the PUD benefits to the developers.

Town Manager Larino explains the benefits of PUDs.

Councilmember Morganelli discusses cul-de-sacs, boat ramps and his opinion on their benefits.

Mayor Wynkoop brings up the 2016 pamphlet regarding the Town of Montverde's vision.

Town Planner Parks brings up the previous waivers question.

Mayor Wynkoop would like to review the waivers.

There was a brief discussion.

Brian Rubio 16548 Magnolia Terrace, Montverde, FL speaks of the traffic study, the traffic growth rate, and questions the study content and the source.

Rebecca Davidson 17730 Neal Drive, Montverde, FL shares her concerns for the sewage location and the easements.

Town Attorney Geraci-Carver explains that the Town's right of way will be improved, and it will not affect the boundary lines of the property owners.

George Ganzenmuller, 17740 Neal Drive, Montverde, FL questions the sewer location on the map as it shows to be on Neal Drive and shares his concerns on wildlife.

Jim Oliveri, 17727 Sugar Pine Way, Montverde, FL explains the importance of gopher turtles and his sightings, discusses his concerns regarding Lake Apopka, sewer & sinkholes.

Mayor Wynkoop brings up the waiver topic.

Associate Town Planner Busto reads a detailed description of the waivers.

Town Manager Larino further explains the waivers.

There was an extensive discussion regarding the waivers.

Mayor Wynkoop expresses that he is glad all waivers were explained and consults with Town Attorney Geraci-Carver on the next step to move forward.

Town Attorney Geraci-Carver states that the applicant should have an opportunity to present anything they may want to present prior to further discussion.

Brian Canin, Canin Associates, Orlando, FL addresses the disadvantages of conventional zoning, and the proposed projects that will help and fix some existing Town problems.

Councilmember Morganelli asks how the money is paid to the town.

Town Attorney Geraci-Carver explains that there will be three equal installments of \$500,000 and that the impact fees will be paid when the building permits are pulled. The first installment will be paid upon approval of construction plans, the second installment is due at final plat approval and the third installment with issuance of the first certificate of occupancy.

There was a brief discussion.

Mayor Wynkoop moved to approve Ordinance No. 2024-44. Councilmember Hartle seconded. Ordinance No. 2024-44 approved with a roll call vote:

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

Resolution No. 2025-164 A Resolution of the Town Council of The Town of Montverde, Florida, Approving the Water Conservation Plan for Water Use Permit #2671-6 inclusive of conservation programming content prepared by Woodard & Curran dated July 2024; Authorizing minor modifications of the plan, if required by FDEP; Providing direction to the Town Manager; Providing for conflicts and severability; providing an effective date.

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

Town Manager Larino explains the Resolution regarding the CUP permit.

Mayor Wynkoop opens the discussion to the public.

Town Manager Larino states that this is a 20-year permit.

Councilmember Morganelli makes a motion to approve Resolution No. 2025-164. Vice Mayor Womack seconds the motion. A Resolution No. 2025-164 approved vote 4-0.

Resolution No. 2025-165 A Resolution of The Town Council of The Town of Montverde, Florida, Approving the Federally Funded Subaward and Grant Agreement for Hurricane Milton DR 4673, Agreement Number Z4863 between The Town of Montverde and FEMA through The Florida Division of Emergency Management to provide funding for Disaster Recovery from Hurricane Milton; Authorizing The Town Manager to execute the Agreement and Attachments Thereto; Providing for an effective date.

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

Mayor Wynkoop opens the discussion to the public.

Vice Mayor Womack makes a motion to approve Resolution No. 2025-165. Councilmember Hartle seconds the motion. Resolution No. 2025-165 approved vote 4-0.

REMINDERS & ADJOURNMENT

Mayor Wynkoop makes a motion to adjourn the meeting, Councilmember Hartle seconds the motion. Approved vote 4-0.

Joe Wynkoop, Mayor

Attest:

Sandra Johnson, Town Clerk

**MONTVERDE TOWN COUNCIL
SPECIAL MEETINGS MINUTES
MARCH 26, 2025, AT 6:30 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mack
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

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

DISCUSSION AND ACTION ITEM

Selection of New Councilmember

Mayor Wynkoop invites each Council applicant to come up and speak.

Marta Wladyczka, 16632 Morningside Drive, Montverde, FL shares her reasons for applying for the available Council Seat. She mentions that she has 20 years of experience in the public sector and is a teacher at South Lake High School and is also a coach. She has lived in Montverde for five (5) & a half years & has been a resident of Lake County since 2004.

Councilmember Hartle asks Marta Wladyczka a few questions about the Town of Montverde and the meetings she has attended. He also asks for her thoughts on the differences between a person who is appointed as opposed to elected.

Marta Wladyczka answers the questions and explains why she would be a good Councilmember. She also states that she has recently learned that someone who is appointed has the same rights as someone who is elected and further elaborates on this topic.

Councilmember Morganelli asks if she believes running in the last election gives her special treatment.

Marta Wladyczka says that she does not believe this would give her special treatment and further explains her answer.

Vice Mayor Womack praises Marta Wladyczka for running in November.

Mayor Wynkoop thanks Marta Wladyczka.

Sharon Hildenbrandt, 16843 Florence View Drive, Montverde FL, states that she decided to move to the beautiful Town of Montverde in December 2022, expresses the reasons she loves this community, explains that she is retired, provides her resume background and elaborates on her relevant experience.

Councilmember Hartle asks Sharon Hildenbrandt a few questions about the Town of Montverde and the meetings she has attended. He also asks for her thoughts on the difference between a person who is appointed as opposed to elected.

Sharon Hildenbrandt answered the questions and stated that she would expect that being appointed & being elected to be treated in the same manner.

Vice Mayor Womack asks why Sharon Hildenbrandt did not run in November.

Sharon Hildenbrandt explains that she cared for her brother at the time of the election.

Jim Peacock 16549 Lowry Road, Montverde, FL, states that he is a native Floridian, has lived in Montverde for 30 years and is now retired. He states that he has spent 4 to 5 years on the Planning and Zoning Committee, several years on the Visioning Committee as well as 7 to 8 years on the Town Council. He provides further details of his resume and background and elaborates on additional relevant experience. He also explains the reasons he would be a good fit for the Councilmember position.

Councilmember Morganelli asks Jim Peacock if he feels having run for Council in November gives him special treatment in being appointed. He also asks him if he had voted for controlled growth with Willow Ridge while he served on the Council.

Jim Peacock states that he does not feel that this gives him special treatment and confirms that he voted for controlled growth, he asks if Councilmember Morganelli would like to know the reason.

Councilmember Morganelli states that he does not need the reason and has read the report.

Councilmember Hartle asks Jim Peacock a few questions about the Town of Montverde and the Town meetings he has attended. He also asks for his thoughts on the difference between an appointed person as opposed to an elected person.

Jim Peacock answers the questions and states that being elected or appointed has the same validity.

Thomas Johnson, 16637 Magnolia Terrace Boulevard, Montverde, FL, thanks everyone for their support & for their condolences. Explains that he is currently serving on the Planning and Zoning Committee and is also involved with the Visioning Committee. He works with the Boy Scouts and provides marriage counseling. He elaborates on his educational background, he has a bachelor's degree in science & management, a master's degree in business administration, and provides details of his resume. He explains the reasons he loves Montverde as well as the reasons he would be a great addition to the Team and would welcome this opportunity.

Councilmember Morganelli asks if he feels having run for Council previously gives him special treatment in being appointed.

Thomas Johnson states that he does not feel that way at all and congratulates those who won, he also states that he does not have a problem with transparency and believes it is important to do a better job at informing the community.

Councilmember Hartle asks Thomas Johnson a few questions about the Town of Montverde and the Town meetings he has attended. He also asks for his thoughts on the difference between an appointed person and an elected person.

Thomas Johnson answers the questions and provides his thoughts. He also states that he does not feel the growth is uncontrolled. He states that he feels being appointed or elected is the same and further explains his answer.

Vice Mayor Womack thanks Thomas Johnson for his time on the Planning & Zoning Committee. She also asks what his first Agenda item would be should he be elected to Council.

Thomas Johnson explains he would like to help the community with their water bill by starting a scholarship. He would also like to build a committee to assist the community in cleaning up and staying in compliance and that if elected, he would like to make a difference.

Mayor Wynkoop explains that the Town of Montverde previously had a program in place to assist the community with their water bill, it was a good program and was needed at the time.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL, states that he was raised in Montverde and has always been a resident. He explains his interest in the Council position & that he owns a small business.

Councilmember Morganelli asks Grant Roberts if he knows the size of Montverde.

Grant Roberts answers that the size is approximately 2 square miles and that there were about 1200 to 1300 residents as of 2020.

Councilmember Hartle asks how many times he has attended the Town meetings within the past year.

Grant Roberts answers that he has been to almost every Town meeting or watches them from home.

Councilmember Hartle asked Grant Roberts if he has spoken out on past issues and if he attends Town Meetings until the end. He also asked for his thoughts on property rights and uncontrolled growth, as well as his opinion on an appointed person as opposed to an elected person.

Grant Roberts answers the questions and provides his thoughts. He states that he has spoken up on issues and that he has not seen uncontrolled growth and expands on his answers.

Vice Mayor Womack asked Grant Roberts for the reason he did not run in November, she also asked what his first priority would be, if he were on the Council.

Grant Roberts explains the reason for not running in November. He also shares that he likes the Town events and would like to bring back the Farmer's Market and add events that he could attend with his family.

Councilmember Morganelli mentions that Grant Roberts has an active & ongoing situation with the Town & that this could require him to excuse himself and asks if he sees this as being an issue going forward.

Grant Roberts states that going forward, it would be a site plan application, and he does not think it would hurt him and thinks that the hardest part is behind him.

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL, states that he has written a summary. He shares that he is a Marine Veteran at his core, he is a small business owner, a husband and father of two small children and that he is proud to call Montverde his home. He also details the reason for his Council application, he states that he brings leadership and accountability and transparency. He amplifies that he has served on several committees and elaborates extensively on how it translates to experience & highlights his Marine Corps values.

Councilmember Morganelli mentions that seven email referrals were received in support of Bryan Rubio from fellow residents and that it speaks volumes and thanks him for his service.

Councilmember Hartle asks Bryan Rubio if he knows the size of Montverde.

Bryan Rubio provides an answer.

Councilmember Hartle asks Bryan Rubio how many meetings he has attended in the past year, if he has stayed until the end and if he has previously spoken out on any issue,

Bryan Rubio states that he has been at every meeting with the exception on one, since the sewage plant, and primarily stays until the end, he also states that he has spoken out on issues several times.

Councilmember Hartle states that taking his realtor experience into consideration, asks how he defines property rights in terms of the Town of Montverde, and asks about uncontrolled growth.

Brian Rubio answers that property rights are the ability to use your property and provides further details. He also explains his thoughts on uncontrolled growth, he states that he does not deem the growth to be uncontrolled but that it needs to be responsible growth. He explains the details of doing the due diligence with the Council in the Town of Montverde.

Councilmember Hartle asks for his opinion on an appointed person versus an elected person & the validity as a person on Council.

Brian Rubio states they are the same, if you are appointed you will serve the remainder of the term and if you are elected you will serve the full term.

Councilmember Hartle asks how he feels his realtor experience would be an integral part of the Council as he has seen successes and disasters in real estate market developments.

Brian Rubio states that the property values will be impacted, whether for good or worse, and states that when you dilute something, it is worth less.

Vice Mayor Womack asked the reason he did not apply in November.

Brian Rubio states that he was not prepared at the time.

Vice Mayor Womack asks what his first priority would be if he were to be a part of the Council.

Brian Rubio states that he would have a sit down with all staff and Council and get their take and then he would bring things up to the rest of the Council.

Vice Mayor Womack states that she hopes to see him in November.

Councilmember Morganelli asks what the other Council are looking for in the available seat & states that he is looking for someone that attends & stays for the whole meeting, someone that engages Council and does their own research when engaging.

Vice Mayor Womack states that all candidates tonight were well-prepared and presented themselves well.

Vice Mayor Womack moved to nominate Jim Peacock.

Mayor Wynkoop seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Councilmember Morganelli moved to nominate Bryan Rubio.

Councilmember Hartle seconded.

2-2 (Mayor Wynkoop & Vice Mayor Womack Voted Nay).

Motion Failed.

Mayor Wynkoop speaks with Town Attorney Geraci-Carver on how to proceed.

Town Attorney Geraci-Carver explains that Council is to continue to make Motions with the remaining applicants

Councilmember Hartle moved to nominate Thomas Johnson.

Vice Mayor Womack seconded.

1-4 (Councilmember Hartle, Councilmember Morganelli & Mayor Wynkoop Voted Nay).

Motion Failed.

Councilmember Morganelli moves to nominate Grant Roberts.

Vice Mayor Womack seconded.

1-4 (Councilmember Hartle, Councilmember Morganelli & Mayor Wynkoop Voted Nay).

Motion Failed

Mayor Wynkoop moved to nominate Marta Wladyczka.

Motion failed for lack of a second.

Mayor Wynkoop moved to nominate Sharon Hildenbrandt.

Vice Mayor Womack seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Town Attorney Geraci-Carver explains the next steps, the Charter does mandate that the Council by majority vote appoint someone to fill the position for the remainder of the unexpired term as there will not be an election scheduled in the next 60 days. Additional applications may be considered as well as reconsideration of existing applications.

Mayor Wynkoop moved to table New Councilmember Appointment to the Regular Town Council Meeting, on May 13th, 2025.

Councilmember Hartle seconded.

Approved Vote 4-0

Town Manager Larino states that all Council applications must be turned in by May 1st, 2025, and that all existing applications will remain for consideration unless the existing applicants choose to withdraw.

Mayor Wynkoop addresses the next slide.

Discussion on Public Safety & Vision Committee.

There was a brief discussion.

Councilmember Morganelli states this to be the first time that two people from Willow Ridge are on a Committee and praises them for participating.

Mayor Wynkoop moved to accept the Updated and Revised Committee list, Dated 3.26.2025.

Councilmember Hartle seconded.

Approved 4-0.

PUBLIC HEARING ORDINANCES AND RESOLUTIONS

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.

Mayor Wynkoop briefly explains Resolution No. 2025-169.

David M. Langley 10632 Masters Drive, Clermont, FL provides a brief overview of his resume and states that he would be happy to be the Special Magistrate.

Mayor Wynkoop asks if he can be a Special Magistrate for two cities.

David M. Langley states that this would be the only Town/City where he would be the Special Magistrate, however, he researched this question and explains that you can hold both positions.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against Resolution No. 2025-169.

Mayor Wynkoop closed the public hearing.

Town Attorney Geraci-Carver read Resolution No. 2025-169 by title only.

Councilmember Hartle mentions that he knows David M. Langley's father.

There was a brief discussion.

Councilmember Morganelli states that he has researched David M. Langley and inquires if his areas of expertise are car accidents and medical malpractice.

David M. Langley explains that he has worked with the County for the last four (4) years and has had his private practice for the last two (2) months and he has been doing local, government and civil litigations.

Councilmember Morganelli asks about property rights.

David M. Langley explains property rights as an Attorney and as it relates as a Special Magistrate.

Councilmember Morganelli asks if this is looked at fairly.

David M. Langley briefly explains Florida Statute 162.

Councilmember Hartle asks Town Attorney Geraci-Carver if it would fall under this jurisdiction.

Town Attorney Geraci-Carver states that it would not

Mayor Wynkoop states that this is Code Enforcement & asks if he would report to Council or Town Attorney Geraci- Carver.

Town Attorney Geraci- Carver explains that he would be a neutral party and does not represent the Town and would not provide the Council with legal advice or making any determinations and act as a neutral judge in hearing code enforcement cases brought before him. He is hired by the Council and is in contract with the Council.

Councilmember Hartle asks about his military background.

David Langley explains that he is in the reserves and elaborates further on this topic.

Councilmember Morganelli mentions that he would like the Town residents to understand the steps to see the Special Magistrate.

There was a brief discussion.

Mayor Wynkoop moved to approve Resolution No. 2025-169. Councilmember Hartle seconded.

Resolution No. 2025-169 approved 4-0

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.

Town Attorney Geraci- Carver read Resolution No. 2025-163 by title only.

Town Manager Larino details Resolution No. 2025-163 regarding the Montverde SAHFI Drinking Water Facility Plan Amendments.

Scott Shannon of Woodard and Curran explains that he is here to present a summary of an amendment they have developed for the Town's Drinking Water Facilities Plan and further explains the reasons for the amendment, and it being a condition of the Grant Agreement with DEP (Department of Environmental Protection), it is a special appropriation as a result of hurricanes Fiona and Ian and provides an extensive explanation.

Shawn Brown of Woodard and Curran explains the Drinking Water Facilities Plan Update that addresses the SAHFI grant specifically, and the Town's needs and highlights the Drinking Water Improvements Projects. He refers to the slides and provides a detailed explanation of the improvement projects & the cost estimates.

Town Manager Larino adds that these are construction estimates which tend to be high as they go down the list of priorities.

Mayor Wynkoop asks for further information on the different wells and the replacement.

Mayor Wynkoop opened the public hearing.

Shawn Brown of Woodard and Curran explains that there will be a new well and elaborates further, he also mentions concerns with the maintenance and quality of the existing well and explains the flexibility of having both wells.

Town Manager Larino explains that the goal will be from the Town staff operation, that all three (3) wells will be operating apart and electronically rotating and further explains the process.

Mayor Wynkoop asks about putting a new well by the fire station adjacent to the water tower.

There was an extensive discussion regarding the wells.

Shawn Brown of Woodard and Curran brings up the next slide on the Environmental Impacts regarding the environmental assessments revealing no negative impacts to the environment associated with any of the proposed Drinking Water Improvement project alternatives. And details the last slide regarding a high-level Conceptual Project Schedule.

Gerald Brown 15978 Winding Bluff Drive, Montverde, FL thanks Councilmember Hartle for the questions he asked the Council Applicants and for taking his job seriously. He shares that he owns a small software company and mentions his concerns regarding the costs.

Shawn Brown of Woodard and Curran states that construction contingency is approximately 20% or 30 % and that this is at a planning stage.

Town Manager Larino explains that this is three (3) years in the making and that this is different than private, and explains the facility plan process in detail.

Randy Ellman, 16603 Lowry Road, Montverde, FL asks about the well on Lake Street and its effect on Lake Florence.

Shawn Brown of Woodard and Curran states that they will do an aquifer performance test once the well is drilled and information will have to be provided showing that it will not affect the lake, and states that the well's location has been taken into consideration so that there is no impact on Lake Florence.

There was a brief discussion

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL states that he is looking at the packet and mentions the breakdown of the construction contingency and asks if this is adequate. He shares his findings on the project, mentions lifespan, electricity costs and environmental impacts and brings up other points for the Council to consider and further elaborates on his concerns.

Kelly Moore, 17029 Florence View Drive, Montverde, FL asks how far the new well will be to the existing well.

Shawn Brown of Woodard and Curran 50 to 60 feet to existing well.

Kelly Moore, 17029 Florence View Drive, Montverde, FL did we know this would be needed while considering putting the sewer in the same area.

Shawn Brown of Woodard and Curran, yes.

Kelly Moore, 17029 Florence View Drive, Montverde, FL speaks of social media posts from Mr. Rubio and speaks about Jim Peacock, the support from Council, and elaborates on his concerns.

Keira Pergram, 16443 Magnolia Bluff Drive questions, what is the financial impact should the grant not be approved and questions the need for two water towers.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli speaks on grants and asks if the existing well can be updated.

Town Manager Larino explains that some of the construction will be updates & improvements and provides a thorough explanation.

Mayor Wynkoop stated that the existing water tower is 30 years old and explains the life expectancy of a water tower and further elaborates on the need and the process as well as the cost.

Town Manager Larino explains the costs, the backup UFA well and the outcome should a well break down. The needed water flow rate of 1500 gallon per minute, and explains meeting demands and where water is needed, and extensively elaborates on this subject.

Councilmember Morganelli questions the maintenance costs.

Town Manager Larino explains the maintenance costs and that, in the past, we have had impact fees, it was a small step at a time.

There was an extensive discussion.

Mayor Wynkoop & Town Manager Larino discussed not increasing the base water rate this year and how this will be discussed at the next town meeting.

Councilmember Hartle brings up the water capacity as the engine that drives this train.

Mayor Wynkoop shares his past worries over the Town water, before Town Manager Larino started working for the Town of Montverde.

Bryan Rubio 16548 Magnolia Terrace, Montverde, FL brings up the costs projected and additional things for consideration.

Kelly Moore, 17029 Florence View Drive, Montverde, FL asks if the current water tower will be taken down and how long it will be there.

Mayor Wynkoop hopes that it will be there for another 15 years.

Town Manager Larino would like it to be there for 30 years.

Kelly Moore questions the reason this was not previously discussed.

Town Manager Larino states that this has been an ongoing discussion for 3 years and brought up at multiple meetings & explains further.

There was a brief discussion

Councilmember Hartle moves to approve Resolution No. 2025-163 Vice Mayor Womack seconded. Resolution No. 2025-163 approved 4-0.

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.

Town Attorney Geraci- Carver read Resolution No. 2025-168 by title only.

Mayor Wynkoop states that this is for the engineering services part, it is a step-by-step process and asks about the cost.

Town Manager Larino states that it is \$991,430.

There was a brief discussion.

Mayor opened the Public Hearing.

No one spoke in favor or against.

Mayor Wynkoop closed the Public Hearing.

Pamela Tarver, 16454 Magnolia Bluff Drive, Montverde, FL asks for clarification regarding Phase 2 and 3.

Town Manager Larino states that these Phases are for engineering services

Councilmember Hartle moves to approve Resolution No. 2025-168. Councilmember Morganelli seconded. Resolution No. 2025-168 approved 4-0.

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.

Town Attorney Geraci- Carver read Resolution No. 2025-167 by title only.

Mayor Wynkoop explains the impact fees studies.

Mayor opened the Public Hearing.

Grant Roberts 16004 Ridgewood Avenue, Montverde, FL asks about prepaying impact fees.

Town Attorney Geraci- Carver would have to look at the code to see if this is allowed.

There was a brief discussion.

Natalie Galligan 17041 Florence View Drive, Montverde, FL asks how much the increase will be.

Town Manager Larino explains that this is the direction to get the updated study as to get the final figures and this is not increasing the impact fees and explains that there will be two (2) public workshops coming regarding impact fees as well as two (2) adoption hearings and further elaborates.

Natalie Galligan asks if this is for new construction.

Mayor Wynkoop said it would also be for a new garage.

Natalie Galligan confirms that it is for any structure that is built.

Town Manager Larino confirms.

Gerald Brown 15978 Winding Bluff Drive, Montverde, FL asks for further information regarding the impact fees and the town responsibility and property values.

Mayor Wynkoop closed the public hearing.

Town Manager Larino explains the purpose of impact fees.

There was a brief discussion.

Councilmember Hartle moves to approve Resolution No. 2025-167. Councilmember Morganelli seconded. Resolution No. 2025-167 approved 4-0.

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.

Town Manager Larino asks the Council to do a motion to table this hearing for the CRA due to a possible publication issue.

Councilmember Hartle made a motion to table Resolution No. 2025-166. Councilmember Morganelli seconded. Approved to table 4-0.

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.

Town Attorney Geraci- Carver read Resolution No. 2025-170 by title only.

Mayor Wynkoop explains the Alertlake Interlocal Agreement.

Mayor Wynkoop opened the Public Hearing.

Matthew Baumann 1122 Imperial Eagle Street, Groveland, FL shares that he likes the Alertlake system and thinks it is a good plan.

Mayor Wynkoop closed the Public Hearing.

Councilmember Hartle shares information regarding Lake County hurricanes and the importance of having a backup well.

Councilmember Hartle moves to approve Resolution No. 2025-170.

Vice Mayor Womack seconded. Resolution No. 2025-170 approved 4-0.

Randy Ellman 16603 Lowry Road, Montverde, FL states that he was going to ask for Resolution 2025-166 to be tabled and that he thinks having Sean Parks as the Town Planner is a conflict of interest.

Mayor Wynkoop made a motion to adjourn. Councilmember Hartle seconded.

Meeting adjourned at 8:51 p.m.

Joe Wynkoop, Mayor

ATTEST

Sandy Johnson, Town Clerk

**MONTVERDE TOWN COUNCIL
REGULAR MEETINGS MINUTES
APRIL 8, 2025, AT 7:00 PM**

TOWN COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

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

PRESENTATION & ADMINISTRATIVE MATTERS

None.

CITIZENS QUESTION/COMMENT PERIOD

Mike Whidden, 17635 Broad Street, Montverde, FL thanked the staff, council & mayor, and commented on the library and the traffic and expressed his appreciation for living in Montverde.

Brad Long, Montverde Academy, 17201 9th Street, apologized for the traffic caused by the Special Olympics events, which were held for the first time here. Explained the different parts of the events and thanked the Town. He stated that he is planning for the 2025-2026 events and that they will work to improve the traffic.

Farmer Banks Helfrich, shared farming tips on growing raw peanuts. Discussed taxes and explained what taxes pay for, explained the cost of freedom and liberties, and government.

Kat Dean 17521 Strahan Street, Montverde, FL asked about the refurbishing of existing buildings and explained her views on the Town.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino provided comprehensive Town updates on Apopka sound, Willow Ridge, the Fire Station permitting, FEMA, returning Lake County Arbor Funds and provided additional project updates. He also spoke of the upcoming spring events such as the Easter Egg Hunt & the Town Picnic.

Mayor Wynkoop asked for an update on the two large grants.

Town Manager Larino provided an update on the Water Facilities Plan as well as the Storm Water Grant, which includes many improvements and provided an extensive explanation of these projects.

Mayor Wynkoop mentioned that the Town of Montverde previously had a Strong Mayor, and that the council agreed to move forward with a charter change and further explained the reasons, he voiced the benefits of having a Town Manager and expressed that the Town Manager is doing an outstanding job.

Councilmember Hartle explained that the Town did not receive money from grants five (5) years ago.

Mayor Wynkoop elaborated on missing out on available grants and not having the staff to assist with these grants.

Associate Town Planner Busto stated that they have processed over forty (40) zoning clearance applications between February & March 2025 and that they are working on next month's comp plan changes.

Town Planner Sean Parks reminded the council of the workshop coming up in June regarding the idea of becoming a charter county. He stated that Town Manager Larino will also receive an invitation and that a discussion will later take place to discuss the joint planning agreements, and he provided additional information on this matter. He also spoke of the Outside Collaborative.

Councilmember Hartle spoke of the growth explosion around such areas as Lake Okeechobee and Fort Myers, he shares his concerns.

There was a brief discussion.

Vice Mayor Womack spoke of speed control and electric signs, she also brought up getting additional speeding signs.

Councilmember Morganelli spoke of his upcoming meet & greet Saturday at Cal's Kitchen and of his previous idea on a strategic planning meeting, he also inquired about incoming calls and how they are handled and brought up the trees & website updates.

Town Manager Larino responded to the incoming calls goals, how they are handled and spoke of the oak trees.

MARCH FINANCE REPORT

Beginning Bank Balance	\$ 6,611,965.77
Revenues	\$ 255,763.93
Expenditures	\$ 801,877.01
Ending Balance	\$ 6,065,852.69
Pending Liabilities	\$ 400,182.98
Available Cash	\$ 5,665,669.71
Ending Bank Balance	\$ 5,665,669.71

Mayor Wynkoop went over the March Finance Report slide on the Power Point presentation.

CONSENT AGENDA

Councilmember Hartle mentioned that a change is needed in the minutes of the March 11, 2025, meeting.

Councilmember Hartle moved to table the minutes of the March 11, 2025, meeting.

Vice Mayor Womack seconded. Approved to Table 4-0.

DISCUSSION AND ACTION ITEM

Review of Draft Capital Improvement Plan

Town Manager Larino provided an update and an explanation of the Capital Improvement Plan.

There was a brief discussion on the Capital Improvement Plan.

Mayor Wynkoop moved to approve the Capital Improvement Plan, Councilmember Morganelli seconded. Capital Improvement Plan approved 4-0.

Discussion of Draft Ordinance to the Charter requiring a super majority vote to change the density for residential properties.

Town Attorney Geraci-Carver provided an explanation of Ordinance 2025-56 and the process.

Mayor Wynkoop further provided an extensive explanation of Ordinance 2025-56.

Steven Crowley 17545 County Road 455, Montverde, FL, asked the reason that Town of Montverde does not purchase the smaller lots and explained why he feels this is a good idea.

Town Attorney Geraci-Carver stated that the Town can buy property for parks or conservation purposes.

Mayor Wynkoop explained that purchasing properties would put the Town in debt and that it would be purchased with tax money, and that the rules that are currently in place help in making sure that things are built as they should be.

Town Manager Larino explained the Town fund restrictions and how/where funds must be spent.

Mayor Wynkoop further explained the restriction of Town funds.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against the draft Ordinance to the Charter requiring a super majority vote to change the density for residential properties.

Mayor Wynkoop closed the public discussion.

Councilmember Hartle stated that this is an effective way to protect the Town and shared his views.

Councilmember Morganelli said that this will help preserve the small-town feel.

Vice Mayor Womack agreed.

Town Attorney Geraci-Carver explained that this is a discussion that will be brought back at the next meeting.

Approval for the Town Manager to purchase a Skid-Steer for Public Works.

Mayor Wynkoop asked why a skid-steer is needed.

Town Manager Larino elaborated on the need.

There was a brief discussion.

Councilmember Morganelli inquired about a two (2) year subscription listed on the Skid-Steer contract.

Town Manager Larino stated that a subscription would not be renewed/needed, and that he would look further into this. He also explained the reason the purchase of new equipment is more cost-effective than the maintenance of pre-owned equipment.

There was a brief discussion.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against the skid-steer purchase.

Mayor Wynkoop closed the public discussion.

Councilmember Hartle moved to approve the skid-steer purchase. Councilmember Morganelli seconded the motion. Approved 4-0.

Discussion on not increasing the water base rate per code for the water system for Fiscal Year 2025.

Mayor Wynkoop explained the Power Point slide regarding not increasing the water base rate.

Town Manager Larino elaborated that in previous years the base rate was increased, however, the usage rate was not. The Council voted to decrease the usage rate by 10% last year. He recommended that the annual water increase does not take place.

There was a brief discussion.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against not increasing the water base rate.

Mayor Wynkoop closed the public discussion.

Mayor Wynkoop asked Town Attorney Geraci-Carver to move forward with writing the Resolution not to increase the water base rate.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2025-172 A Resolution of the Town Council of the Town of Montverde, Florida, increasing the residential and commercial solid waste fees resulting from increases charged by the service provider to the Town; providing for conflicts, severability and an effective date.

Town Attorney Geraci-Carver read Resolution No. 2025-172 by title only.

Town Manager Larino explained Resolution No. 2025-172, the contract, and the increased amounts.

Councilmember Morganelli asked about the recycling costs, dropping recycling services and mentioned the trash is often not picked up.

Town Manager Larino explained that having had a conversation with Waste Pro about the recycling costs and that they had not responded, and he would follow up. He also provided some thoughts for them to investigate, spoke of the contracts and said that they do a good job.

Councilmember Hartle asked Town Manager Larino if he knows how many trips they make in town and if we have an idea of what the totals are, asked for clarification.

Town Manager Larino explained that historically they do not fill up the trucks with Montverde alone, they can pick up all of Montverde with one truck.

There was a brief discussion.

Town Planner Sean Parks explained the differences should the Town drop the recycling service.

Vice Mayor Womack liked the idea of replacing recycling with yard waste pick up.

Town Planner Sean Parks stated that we have a high recycling rate in Lake County, only 25% is recycled, and that recycling does not go to landfill, the recycling is only 25% since not everything is recyclable. Yard waste is recycled and composed. This is free.

There was a brief discussion.

Town Manager Larino asked for approval and mentioned the rate and asked how Council would like to move forward.

Mayor Wynkoop asked to have Waste Pro come into a Town Council Meeting and talk to Council.

There was a brief discussion.

Mayor Wynkoop moved to table Resolution No. 2025-172.

Hartle seconded the motion. Approve to table Resolution No. 2025-172 4-0.

Ordinance No. 2025-55 An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 10 of The Town of Montverde Land Development code relating to setbacks for accessory structures; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-55 by title only.

Mayor Wynkoop briefly detailed Ordinance No. 2025-55.

Associate Town Planner Busto explained the slide containing accessory structures with different setbacks.

There was extensive discussion on the different setbacks.

Mayor Wynkoop opened the public hearing.

Robert Tomlinson 16634 Magnolia Terrace, Montverde, FL shared his recommendation of keeping it at 25 feet.

Mike Whidden 17635 Broad Street, Montverde, FL stated that he likes 7 ½ on the side and 15 feet to the rear.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle asked for a revision on the Ordinance No. 2025-55.

Town Attorney Geraci-Carver stated that a new Ordinance would be needed if the change was made.

There was a brief discussion.

Planning & Zoning Board Member Wadsworth explained how he viewed Ordinance No. 2025-55 and explains how the Planning and Zoning Board Members came up with the 15 foot setback. He also brings up a previously approved variance.

Town Manager Larino explained his thoughts on the different setbacks.

There was a brief discussion.

Councilmember Morganelli moved to approve Ordinance No. 2025-55 for a 15 feet setback.
Vice Mayor Womack seconded the motion. Ordinance No. 2025-55 Approved 4-0.

Ordinance No. 2025-46 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-46 by title only.

Town Manager Larino explained the 10 acres and how it connects and how it is zoned, the comp plan and zoning process, staff has reviewed and states that this will benefit Montverde.

Mayor Wynkoop explained that 82% of Bella Collina is built, and they have the property shown on the slides and would like to build on it.

Logan Opsahl 215 N Eola Drive, Orlando, explains the goal of being annexed into the Town and to be part of the same process, procedures and requirements. Will work on the zoning and site plan of the Town's requirements.

Councilmember Morganelli asked why they would like to be annexed.

Logan Opsahl stated that he sees as an opportunity to work with the Town.

Councilmember Hartle stated that utilities would also be beneficial.

Vice Mayor Womack asked about the strip land to the east of the land.

There was a brief discussion on zoning.

Councilmember Morganelli asked about the sewer plant.

Logan Opsahl stated that there are limited options, looking for the sewer to be situated away from residential areas.

Councilmember Morganelli asked that the applicant work with Town Manager Larino regarding the DEP (Department of Environmental Protection) process.

Logan Opsahl stated that Town staff has been very responsive and helpful, and they are taking a collaborative approach.

Vice Mayor Womack asked for clarification on the location of the sewer plant.

Logan Opsahl stated that it will be away from residents and will work with the Town to make sure that it is in an appropriate area.

Mayor Wynkoop opened the public hearing.

Kelly Moore 17029 Florence View Drive, Montverde, FL asked for a clearer image and would like additional information on the location of the sewer plant.

Logan Opsahl stated that they do not have a finalized site plan, access will be determined with staff as steps are taken, and that this will be a unified development, and precautions will be taken. They will welcome the residents' feedback.

Mayor Wynkoop emphasized that they will still build and have a sewer plant even if not annexed, and that the Town will have an input on the location of the sewer plant.

There was a brief discussion.

Town Manager Larino explained that he has spoken with Paul, and he stated that he wants to be a good neighbor and wants to build something that Montverde will be proud of and that will enhance the area, and he will do his best with the sewer plant location.

Vice Mayor Womack asked if it would be a Montverde or Bella Collina address.

Town Manager Larino stated that it will be a Montverde address and further elaborated on the land codes & limits.

Bob Tomlinson 16634 Magnolia Terrace, Montverde, FL asked if Osgood is to have a sewer plant and if not, could Bella Collina do the same.

Mayor Wynkoop stated that this is something that will be discussed in the next steps.

Kelly Moore, 17029 Florence View Drive, Montverde, FL expressed concern for the location of the sewer plant and recalled a previous incident involving a sewer plant.

Logan Opsahl reviewed the plan with Kelly Moore and stated that the plant will not be going in the area that Kelly Moore is concerned about.

Bryan Rubio, 16548 Magnolia Terrace, Montverde, FL, asked about the benefits of annexing the 10 acres to the Town.

Mayor Wynkoop explained that houses will be built, gates may be added and that each house will provide two to three thousand dollars a year and further amplified on the benefits.

There was a brief discussion.

Town Manager Larino detailed the 10 acres are to be brought in to join the 58 acres, it is currently zoned as light manufacturing and further explained this zoning under the County and what this would allow. He explained Live Local and then provided an extensive explanation of the benefits of annexing the 10 acres.

Town Planner Sean Parks described the reason he is concerned about Live local.

Town Manager Larino provided further explanation.

Bryan Rubio stated that he wanted to ask these questions for clarification.

Mayor Wynkoop explained that this would bring money to the town.

There was a brief discussion.

Andrew Elam, 17175 Ridgewood Avenue, Montverde, FL, asked if this was discussed at the Planning & Zoning meeting.

Town Manager Larino stated that most of this discussion was also discussed at the Planning and Zoning meeting, the Live Local was not discussed.

Andrew Elam asked the Council if there was any way to stop development from happening.

Mayor Wynkoop stated that it cannot be stopped on the existing 58 acres.

Andrew Elam asked if annexing would give the Town more control and stated that he wanted to inform all that were listening.

Mayor Wynkoop and Town Manager Larino provided additional information on the benefits of annexing and provided examples.

There was an extensive discussion.

Kelly Moore asked for further clarification on the annexation and the sewer plant.

There was an extensive discussion.

Town Attorney Geraci-Carver described Ordinance 2025-46.

Steve Crowley, 17545 County Road 455, Montverde, FL spoke of the Bella Collina annexation.

Mayor Wynkoop stated that he believes it is a good idea to annex.

Mr. Evans, 16355 Florence Oak Court, Montverde, FL, asked for clarification on the rural transition listed on the Power Point slide.

Town Manager Larino provided clarification of the slide and the area to be annexed.

There was a brief discussion.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to approve Ordinance 2025-46.

Councilmember Hartle seconded the motion.

Ordinance 2025-46 Approved 4-0.

Ordinance No. 2025-47 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to records certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-47 by title only.

Town Manager Larino detailed Ordinance No. 2025-47.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-47.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle moved to approve Ordinance 2025-47.

Councilmember Morganelli seconded the motion.

Ordinance 2025-47 Approved 4-0.

Ordinance No. 2025-48 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-48 by title only.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-48.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle moved to approve Ordinance 2025-48.

Councilmember Morganelli seconded the motion.

Ordinance 2025-48 Approved 4-0.

Ordinance No. 2025-49 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-49 by title only.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-49.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to approve Ordinance 2025-49.

Councilmember Hartle seconded the motion.

Ordinance 2025-49 Approved 4-0.

Vice Mayor Womack inquired about the legal rights concerning the location of a treatment plant.

Town Attorney Geraci-Carver stated that the Council has input that it will depend on the DEP (Florida Department of Environmental Protection) requirements that must be met, engineering and testing, and that environmental factors are taken into consideration. DEP (Florida Department of Environmental Protection) makes the final determination on whether it is allowed in the proposed area. This will be reviewed by the Council.

There was a brief discussion on the location of the treatment plant.

Town Manager Larino explained that when there is a zoning change request, he receives a notice to see if we would object to the change and then stated that he received a request notice to add a commercial nursery in the Ferndale protection area and asked how they would feel about this, also mentioned changes to Live Local regarding zoning.

There was a brief discussion.

REMINDERS AND ADJOURNMENT

Mayor Wynkoop moved to adjourn. Councilmember Hartle seconded.

Meeting adjourned 9:21 p.m.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

DISCUSSION AND ACTION ITEM

PUBLIC HEARINGS, ORDINANCES & RESOLUTIONS

RESOLUTION 2025-175

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, APPROVING THE TOWN OF MONTVERDE COMPREHENSIVE VULNERABILITY ASSESSMENT AND ADAPTATION PLAN DATED APRIL 2025 PURSUANT TO THE RESILIENT FLORIDA PROGRAM PLANNING GRANT, DEP AGREEMENT NO. 24PLN39; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Montverde contracted with Woodard & Curran for development of a Vulnerability Assessment for the Town in accordance with the Florida Department of Environmental Protection Grant Work Plan, Agreement No. 24PLN39; and

WHEREAS, Woodard & Curran, Inc. prepared the Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan dated April 2025; and

WHEREAS, the Town Council desires to approve the Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan dated April 2025; 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. Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan dated April 2025, a copy of which is attached hereto, is approved.

Section 2. 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 13th day of May, 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
Comprehensive
Vulnerability
Assessment and
Adaptation Plan**

DEP Agreement
No. 24PLN39

1511 North Westshore Blvd | Suite 420
Tampa, Florida 33607
800.426.4262

woodardcurran.com

0233076.10
Montverde, Florida
April 2025

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1. INTRODUCTION

This Comprehensive Vulnerability Assessment and Adaptation Plan (Plan) has been prepared for the Town of Montverde in Lake County Florida to characterize community asset vulnerability to flood hazards. The Town of Montverde (Town) received a Resilient Florida Program Grant funded by the Florida Department of Environmental Protection (FDEP). This Plan has been developed in accordance with Section 380.093, Florida Statutes and the FDEP Executed Standard Grant Agreement No. 24PLN39. The Executed Standard Grant Agreement No. 24PLN39 (the FDEP Agreement) is included in **Appendix A** of this report.

The goal of this Plan is to assess the impacts of flooding from current and future precipitation on critical infrastructure in the Town and develop adaptation strategies. This Plan is organized into Background Data Acquisition, Vulnerability Assessment (VA), and Adaptation Plan sections. The data acquisition section provides an inventory of critical and regionally significant assets and documents the data acquisition process used to perform the VA. The VA section documents the analysis process, identifies assets that are or may be impacted by flooding, and measures the severity of this impact. The VA consists of an exposure analysis and a sensitivity analysis, which present the extent and impact of flooding at significant assets for the 1 percent annual chance (100-year average recurrence interval, referred to in this report as the 100-year storm event) and 0.2 percent annual chance (500-year) storm events. Three planning horizons were utilized, including current conditions, Near future, and Far future conditions. Based on the VA results, focus areas have been identified to prioritize locations and/or assets that are particularly vulnerable. Finally, an Adaptation Plan consistent with the Florida Adaptation Planning Guidebook is provided, including an assessment of adaptive capacities, prioritization of adaptation needs, and identification of adaptation strategies.

1.1 Kick-off Meeting

A kick-off meeting was held on August 22, 2024 with the primary project team. Meeting minutes are included in **Appendix B** of this report and include a list of attendees, meeting objectives, data acquisition review notes, and draft project schedule. The overall project goal discussed in this kick-off meeting is to complete the VA and adaptation plan for the Town in accordance with Section 380.093 of the Florida Statutes and the FDEP Agreement.

2. BACKGROUND DATA ACQUISITION

This section of the Plan documents the data acquired to perform the VA. The main categories of data required to perform a VA include: critical/regionally significant assets; parcel, building, and roadway data; topographic data; and flood scenario related hazard data.

2.1 Critical and Regionally Significant Assets

2.1.1 Transportation Assets and Evacuation Routes

Critical transportation assets in the Town includes major roadways. There are no evacuation routes, major airports, bridges, bus terminals, marinas, ports, rail facilities or railroad bridges found within the Town limits. The Town's major roads were determined using [United States Census Bureau TIGER/Line Shapefiles dataset](#) downloaded in July 2024. Local knowledge was also taken into consideration to define critical roadways to the community.

2.1.2 Critical Infrastructure

Critical infrastructure in the Town includes wastewater treatment facilities, lift stations, drinking water facilities, a disaster debris management site, and a communication facility. There are no stormwater treatment facilities, pump stations, solid and hazardous waste facilities, electric production and supply facilities, or military installations in the Town. The wastewater lift station database was prepared by the Woodard & Curran team using Town-specific knowledge of the wastewater system. GIS data for all other critical infrastructure was obtained and clipped from the FDEP Statewide Resilience Critical Assets published in May 2023.

2.1.3 Critical Community and Emergency Facilities

The list of the Town's critical community and emergency facilities includes a law enforcement facility, local government facilities, a community center, an emergency medical services facility, school, and a fire station. Location information about local government facilities was obtained from a non-GIS data source i.e., Google Maps. GIS dataset for all other facilities was obtained and clipped from the FDEP Statewide Resilience Critical Assets published in May 2023.

2.1.4 Natural, Cultural, and Historical Resources

The geodatabase for cultural and historical resources was obtained from the FDEP Statewide Resilience Dataset published in May 2023. Assets that are eligible for the National Register of Historic Places (NRHP) were filtered out and analyzed for this assessment. This includes private residences, religious, and commercial buildings. Parks and cemeteries were accounted for based on their parcel footprint. The Town's park geodatabase was obtained from the [University of Florida \(UF\) GeoPlan Center's Florida Geographic Data Library \(FGDL\)](#). Cemetery data was obtained and clipped from the FDEP Statewide Resilience Dataset. Conservation land was filtered out and inspected individually. Lands that are floodplains, managed by state or other organizations, or ranches are not analyzed.

2.2 Parcels

The parcels dataset was derived from the Florida Department of Revenue Property Tax Oversight (PTO) program. Data was downloaded in May 2024.

2.3 Roadway Centerlines

Roadway centerlines were downloaded from the [Census Tiger/Line Shapefiles](#) in May 2023.

2.4 Building Footprints

Building footprints were GEOJSON files downloaded from Microsoft in January 2024. These are artificial intelligence (AI)-generated building footprints based on aerial imagery and used to supplement the risk identification process.

2.5 Topographic Data

One-meter resolution Light Detection and Ranging (LiDAR) Digital Elevation Models (DEMs) were downloaded from the [United States Geological Survey \(USGS\) 3DEP Lidar Explorer](#) and aggregated to form a topographic surface covering the study area. This LiDAR data was collected between 2018 and 2020. The topographic surface was converted from meters to feet North American Vertical Datum of 1988 (NAVD88) and projected to the NAD 1983 (2011) State Plane Florida East FIPS 0903 coordinate system.

Elevation Certificates were obtained from the Florida Division of Emergency Management (FDEM) website. All certificates were reviewed, and no survey data was available for the finished first floor elevations (FFE) of the Town's critical assets.

2.6 Flood Scenario-Related Data

2.6.1 Precipitation

Atlas 14 rainfall depths were acquired for the 24-hour 100-year and 500-year storm events from the [National Oceanic and Atmospheric Administration \(NOAA\) Precipitation Frequency Data Server](#). The 100-year and 500-year events were selected in accordance with Section 380.093 of the Florida Statutes. The rainfall depths obtained from NOAA include estimates at the lower and upper bounds of the 90% confidence interval, which were used to quantify uncertainties in the current 100-year rainfall depths (see **Section 3.2.4**).

Future climate data projections were evaluated based on two planning horizons referred to as Near and Far. The current 100-year and 500-year Atlas 14 rainfall depths were adjusted using change factors obtained from the [Change factors to derive projected future precipitation depth-duration-frequency \(DDF\) curves at 242 National Oceanic and Atmospheric Administration \(NOAA\) Atlas 14 stations in Florida \(ver 2.0, May 2024\)](#) USGS study. The quantiles generated by the "best" (defined based on performance measures relative to specific locations and variables) Coupled Model Intercomparison Project CMIP6 models for the Shared Socioeconomic Pathway SSP5-8.5 emission scenario were deemed the most applicable to achieve the VA objectives. The 1-day duration change factors published for NOAA Atlas 14 Station 08-1641 were utilized to project future extreme rainfall. The period 2020-2059 was used for the Near planning horizon, while the period 2050-2089 was used for the Far planning horizon. The USGS study includes 16th and 84th percentiles

associated with the change factors, which were used to quantify uncertainties in the future 100-year rainfall depths (see **Section 3.2.4**).

Throughout this report, current conditions refer to the year 2024, the Near planning horizon refers to the year 2050, and the Far planning horizon refers to the year 2080. **Table 2-1** provides a summary of the rainfall scenarios analyzed as part of this VA.

TABLE 2-1: 24-HR PRECIPITATION DEPTHS FOR EACH SCENARIO

Storm Event	100-year			500-year		
Planning Horizon	Current	Near	Far	Current	Near	Far
Change Factor	N/A	1.18	1.21	N/A	1.25	1.27
24-hr Depth (in)	10.20	12.04	12.34	14.20	17.75	18.03

2.6.2 Soils

Soils data was obtained from the [United States Department of Agriculture \(USDA\)'s Geospatial Data Gateway](#). The Soil Survey Geographic Database (SSURGO) for Florida published October 2022 was downloaded.

2.6.3 Land Use

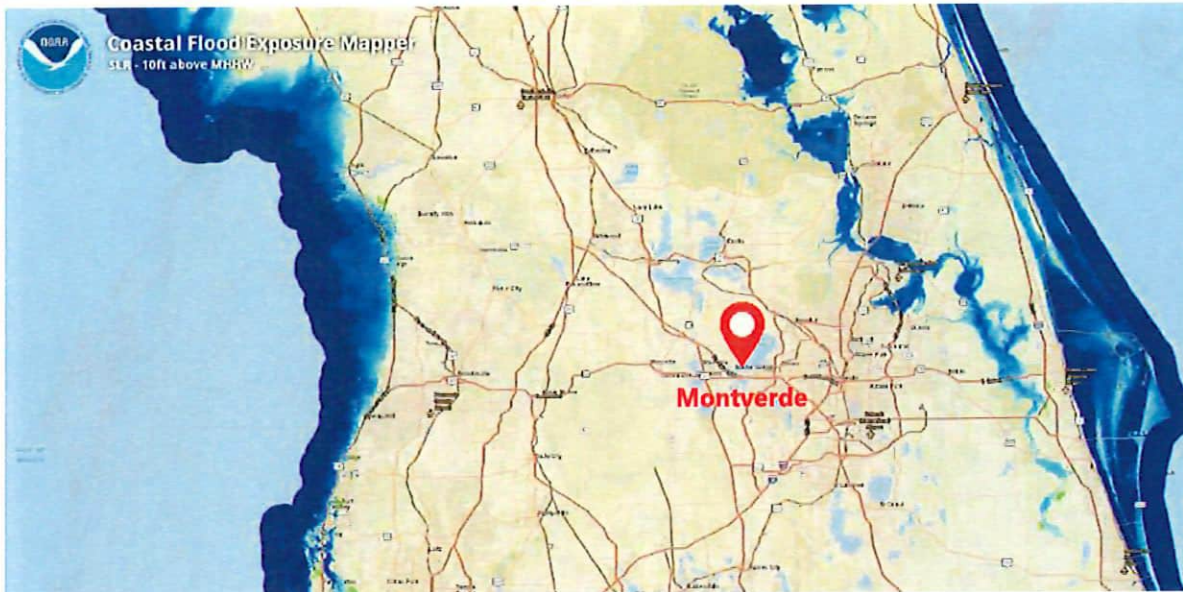
Land use data was acquired from UF's FGDL. The current land use and land cover data was derived from data created by the five Water Management Districts and the Florida Department of Environmental Protection's Bureau of Watershed Restoration. The dataset represents land use and land cover information derived from imagery collected from 2014 through 2019. The data was published in 2021.

The future land use dataset published on the FGDL was utilized for the Near and Far planning horizons. This dataset contains generalized future land use information obtained from various local government data sources in Florida in 2020. The data was published in 2022.

2.6.4 Sea Level Rise Projections

Sea level rise was not accounted for in the VA given Montverde's inland location. The [NOAA Coastal Flood Exposure Mapper](#) was consulted to evaluate the extent of impacts for the maximum available sea level rise scenario: 10 feet above the average of the highest high tides, the mean higher high water (MHHW). **Figure 2-1** below shows that the Town is not impacted by the maximum available sea level rise scenario; therefore, sea level rise projections are not anticipated to impact the VA results.

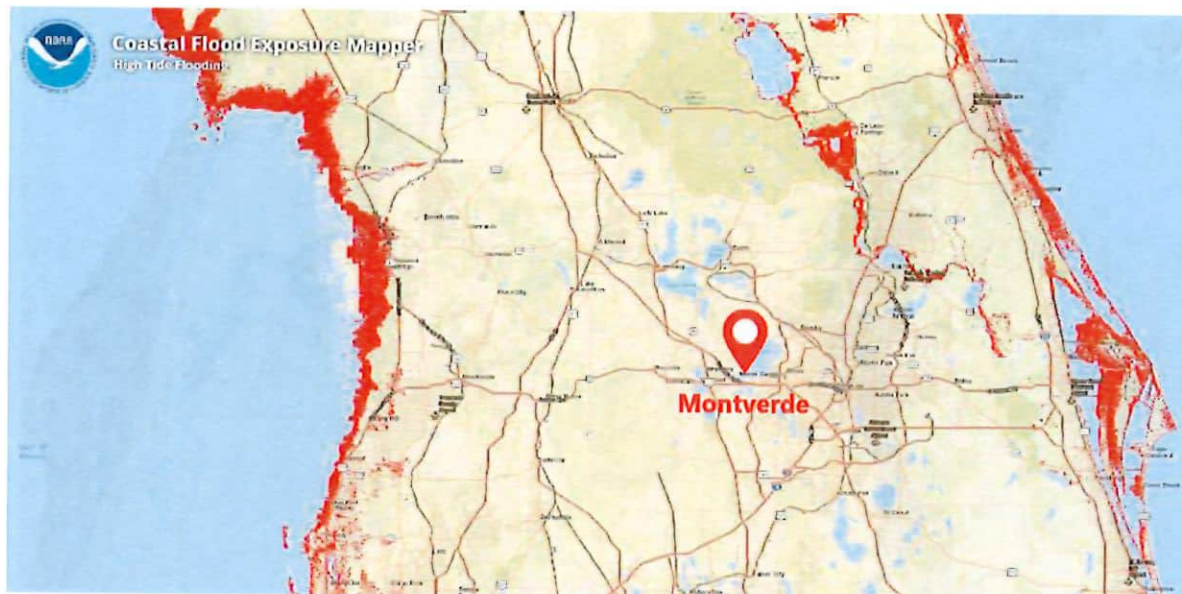
FIGURE 2-1: SEA LEVEL RISE – 10' ABOVE MHHW



2.6.5 Tidal Flooding

Similarly to the sea level rise evaluation discussed in the previous section, tidal flooding was assessed in the NOAA Coastal Flood Exposure Mapper to understand if Montverde could be impacted by tidal flooding. High tide flooding occurs when changes in prevailing winds, shifts in ocean currents, and strong tidal forces (which occur during the full or new moon) push water levels above the normal high tide mark. High tide flooding does not extend far enough inland to affect the Town.

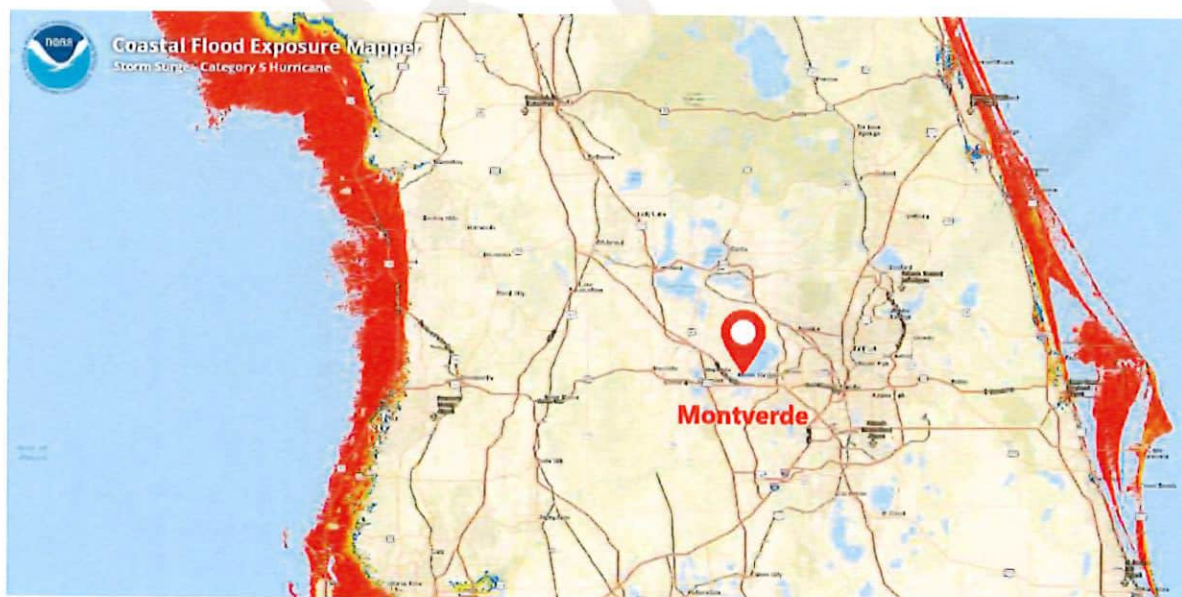
FIGURE 2-2: HIGH TIDE FLOODING



2.6.6 Storm Surge

The Category 5 hurricane storm surge scenario was also evaluated in the NOAA Coastal Flood Exposure Mapper to understand if the Town could be impacted by storm surge inundation. The Town is far enough inland to not be impacted by the storm surge associated with a Category 5 hurricane.

FIGURE 2-3: STORM SURGE – CATEGORY 5 HURRICANE



2.7 Data Gaps

Survey data of critical asset FFEs, ground surface elevations, roadway crests, bridges, and culverts were not available. Therefore, the VA model and results do not incorporate survey data of these elements. The critical asset GIS datasets assembled as part of this VA from the various regional, state, and federal sources discussed in the preceding sections were submitted to the Town for input. The feedback provided by the Town was integrated to ensure local knowledge of these assets is leveraged.

3. VULNERABILITY ASSESSMENT

3.1 Methodology

The goal of this VA is to assess the impacts of flooding from current and projected future precipitation on critical infrastructure in the Town. Following the background data acquisition phase presented in **Section 2**, the next step was to perform an exposure analysis to determine the depth and extent of flooding at the critical assets in the Town. Once the exposure analysis was completed, a sensitivity analysis was performed to categorize the impacts the flood risk could have on the critical services these assets provide to the community. The final step was to identify focus areas, sections of the Town particularly vulnerable to flooding, which may present opportunities for the development of adaptation strategies.

The flood hazard exposure analysis was performed by developing a rain-on-mesh, two-dimensional (2D), unsteady flow hydrologic and hydraulic (H&H) model utilizing HEC-RAS Version 6.5. This software was developed by the United States Army Corps of Engineers (USACE) Hydrologic Engineering Center (HEC).

3.1.1 Precipitation

Precipitation was applied directly onto the 2D mesh. HEC-HMS was used to develop frequency storms from the Current, Near, and Far 100-year and 500-year precipitation depths. HEC-HMS generates depth-duration relationships from the input precipitation depths, and computes hyetographs by interpolating depths for each time step (5min). These hyetographs were used in HEC-RAS to create the 6 precipitation scenarios listed in **Table 3-1** below.

TABLE 3-1: PRECIPITATION SCENARIOS MODELED

Scenario	Precipitation
Current 100-Year	Current 100-year Atlas 14: Year 2024
Near 100-Year	Near future USGS change factors applied to 100-year Atlas 14: Year 2050
Far 100-Year	Far future USGS change factors applied to 100-year Atlas 14: Year 2080
Current 500-Year	Current 500-year Atlas 14: Year 2024
Near 500-Year	Near future USGS change factors applied to 500-year Atlas 14: Year 2050
Far 500-Year	Far future USGS change factors applied to 500-year Atlas 14: Year 2080

3.1.2 Terrain

For accurate rain-on-grid modeling, the underlying terrain must adequately represent the topography of the study area. The terrain was developed in HEC-RAS utilizing the USGS 2018-2020 one-meter resolution LiDAR topographic surface (DEM). This dataset reflects the best topography available at the time of the analysis. This terrain is used by HEC-RAS as the base surface elevation for the 2D computations. Because LiDAR reflects off the surface of water, ponding water such as streams, groundwater-fed wetlands, and lakes as well as man-made reservoirs, reflects a normal-pool elevation instead of the ground. The analysis terrain uses unmodified DEM elevations as the ground surface, aside from the Terrain Modifications discussed in the following section.

3.1.3 2D Mesh

The USGS Hydrologic Units HUC-10 and HUC-12 boundaries were used as a starting point to establish the extents of the 2D domain. The model domain covers an area of about 13.3 square miles. The model was set up to cover the entire contributing area to fully utilize the benefits of the rain-on-mesh approach and to capture all the runoff contributing to the Town's study area.

A mesh resolution of 200'x200' was settled upon to strike a balance between result accuracy and model run times. Breaklines were digitized along the major roads and embankments to reflect the impact these features have on the conveyance of floodwaters. Major culvert crossings were enforced as Terrain Modifications to allow for conveyance through those structures. Culvert widths were estimated using topography and aerial imagery. The approaches outlined above are consistent with Federal Emergency Management Agency (FEMA) Base Level Engineering guidance.

3.1.4 Hydrologic Losses

The SCS Curve Number Method was used to compute the infiltration losses. Curve Numbers were generated from the soil and land use datasets following the guidance presented in the USDA's Technical Release 55 – Urban Hydrology for Small Watersheds. These values are presented in **Table 3-2** below. An Antecedent Moisture Condition type three (AMCIII) was used to reflect saturated soil conditions that can occur in the study area due to ponding water and elevated groundwater levels. Infiltration layers for both current and future conditions were created to account for urbanization impacts on infiltration. These two infiltration layers are used by HEC-RAS to generate excess runoff.

TABLE 3-2: CURVE NUMBER VALUES

Land Use	Hydrologic Soil Group	Curve Number	Land Use	Hydrologic Soil Group	Curve Number
Barren Newly Graded Areas	A	90	Residential (1 acre)	A	71
	B	94		B	84
	C	97		C	91
	D	98		D	93
Developed Open Space	A	59	Residential (1/4 acre)	A	79
	B	79		B	89
	C	88		C	93
	D	91		D	95
Emergent Herbaceous Wetlands	All	95	Residential (1/8 acre)	A	90
Mixed Forest	A	50		B	94
	B	74		C	96
	C	85		D	97
	D	90	Urban Districts Industrial	A	92
Institutional	A	79		B	95
	B	89		C	97
	C	93		D	98
	D	95	Water	All	100
Pasture Grassland or Range	A	59	Woody Wetlands	All	95
	B	79			
	C	88			
	D	91			
Urban Districts Commercial	A	96			
	B	97			
	C	98			
	D	99			

Evapotranspiration losses are negligible during a 24-hour duration storm event, and therefore were not accounted for in the analysis.

3.1.5 Roughness

Manning's n values were assigned based on the land use datasets using the values suggested in the HEC-RAS 2D manual as a starting point. These values are presented in **Table 3-3** below. Roughness layers for both current and future conditions were created to account for urbanization impacts on runoff conveyance. These two roughness layers are used by HEC-RAS to compute roughness losses across the cell faces.

TABLE 3-3: MANNING'S N VALUES

Land Use	Manning's n
Barren Newly Graded Areas	0.03
Developed Open Space	0.06
Forest	0.25
Institutional	0.1
Pasture Grassland or Range	0.22
Residential (2 acre)	0.1
Residential (1 acre)	0.1
Residential (1/4 acre)	0.1
Residential (1/8 acre)	0.15
Urban Districts Commercial	0.15
Urban Districts Industrial	0.15
Water	0.035
Woody Wetlands	0.08

3.1.6 Boundary Conditions

Normal depths boundary conditions were established for the edges of the 2D mesh. The friction slopes were assigned based on the general slope of the terrain at the mesh boundary.

3.1.7 Result Validation

The current 100-year flooding extents and elevations were compared against effective FEMA Special Flood Hazard Area (SFHA) data where available for general adequacy. Where deemed appropriate, certain changes were made to the breaklines and the terrain modifications to achieve a better correlation. Additionally, curve numbers were increased from AMCII to AMCIII to reduce infiltration rates.

Comparison to the effective SFHA was performed as a general reasonableness check. The SFHA was developed using 1-dimensional (1D), steady flow methods, which do not account for storage volume or time-varying flow in the same way the 2D model developed for this VA does. Differences between the two are expected, especially in areas of flat terrain where water can propagate across the floodplain in several directions. Furthermore, the model developed for this VA uses a rain on mesh approach, which not only reflects riverine flooding but pluvial flooding as well. The 2D method selected for this VA is better suited to

produce water surface elevations throughout the study area. The current condition 100-year event maps developed for this study are not intended to replace the effective SFHA or serve a regulatory function within the National Flood Insurance Program (NFIP).

3.1.8 Limitations

The HEC-RAS model is a rain-on-mesh model that does not incorporate drainage infrastructure, such as inlets or closed-conduit pipes. Flooding in developed areas may be impacted by the presence and size of drainage infrastructure; therefore, the flooding extents and depths presented in the VA results may not represent actual conditions. Additionally, survey building FFE data is not available, so FFEs are assumed to be at ground level in the model, and buildings are assumed to not have floodproofing measures. Therefore, the flood depth model results may not cause damage if buildings are elevated or floodproofed.

3.2 Exposure Analysis

The purpose of the exposure analysis is to determine the depth and extent of flooding at the critical assets within the Town, thereby identifying their exposure to flood risks. Since the Town is not prone to risks associated with sea level rise, tidal flooding, or storm surge, the exposure analysis focused on the pluvial impacts associated with the 100-year and 500-year storm events for current conditions as well as the Near and Far planning horizons (six scenarios). Three categories of assets were investigated as part of this VA: critical assets, parcels, and roadways. All three categories were included in the analysis because they each affect the Town's comprehensive flood risk:

- Flooding of a critical asset could render it temporarily inoperable or permanently damaged, leading to a disruption to the critical services it provides to the community
- Flooding of a parcel could prevent access to the structure, rendering it inoperable or inhabitable
- Flooding of a roadway could create delays or prevent the operation of the Town's critical services

3.2.1 Critical Assets

The critical assets' exposure to flood risk was studied using the maximum water depths (for structures) and the maximum inundation extents (for parks and cemeteries) computed by the model for each scenario. The damage caused by flooding varies based on depth, and therefore the potential for a given critical asset to be rendered inoperable increases as the flood depth increases. This is also true for repair time. For instance, a foot of water in a structure will likely damage electrical outlets and equipment, while two feet of water or greater could permanently damage the structure. Risk was classified based on the categories shown in **Table 3-4**.

TABLE 3-4: FLOOD RISK CATEGORIES FOR CRITICAL ASSET EXPOSURE ANALYSIS

Flood Risk	Maximum Depth (ft)
Minimal	$d = 0$
Low	$d < 0.5$
Moderate	$0.5 \leq d < 1$
High	$1 \leq d < 2$
Extreme	$d \geq 2$

Parks and cemeteries were assessed based on inundation extent since the entire parcel is considered a critical asset. Risk for parks and cemeteries was classified based on the categories shown in **Table 3-5**.

TABLE 3-5: FLOOD RISK CATEGORIES FOR PARKS/CEMETERY CRITICAL ASSET EXPOSURE ANALYSIS

Flood Risk	Percent Inundation (%)
Minimal	$p = 0$
Low	$p < 25$
Moderate	$25 \leq p < 50$
High	$50 \leq p < 75$
Extreme	$p \geq 75$

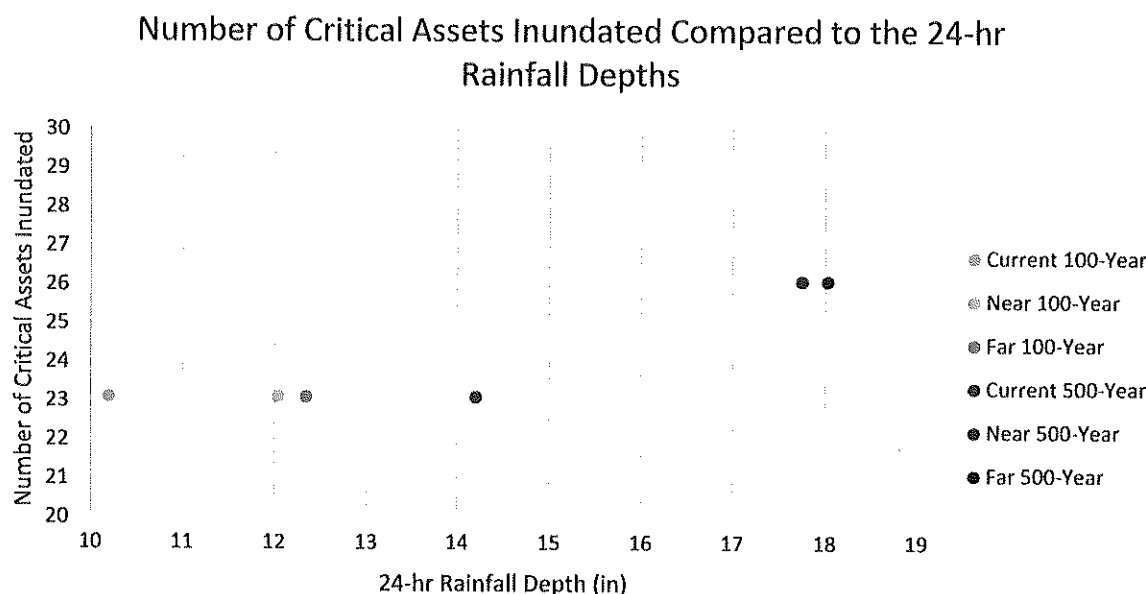
Table 3-6 provides a summary of the occurrence of flood risk at all 70 critical assets in the Town. For instance, for the Current 100-Year scenario, 47 critical assets are subject to a minimal flood risk (not inundated). There are 4 critical assets inundated up to a depth of 0.5' and 3 parks/cemeteries inundated up to 25%, for a total of 7 Low Risk critical assets. There are 3 critical assets inundated with a depth ranging from 0.5' to 1' and 1 parks/cemeteries inundated from 25% to 50%, for a total of 4 Moderate Risk critical assets. There are 6 critical assets inundated with a depth ranging from 1' to 2' and 1 parks/cemeteries inundated from 50% to 75%, for a total of 7 High Risk critical assets. There are 5 critical assets inundated with a depth exceeding 2' and 0 park/cemeteries inundated in excess of 75%, for a total of 5 Extreme Risk critical assets. The data presented in the table shows that the Town's critical assets are exposed to increasing flood risks with increasing rainfall amounts and level of development.

TABLE 3-6: SUMMARY OF FLOOD RISK OCCURRENCES AT CRITICAL ASSETS

Current 100-Yr	Near 100-Yr	Far 100-Yr	Current 500-Yr	Near 500-Yr	Far 500-Yr
47	47	47	47	44	44
7	7	7	7	7	7
4	4	4	4	7	7
7	6	5	6	4	4
5	6	7	6	8	8

Figure 3-1 shows the number of critical assets inundated compared to the 24-hour rainfall depths for each scenario. Although the Current 500-Year 24-hr rainfall depth is greater than the Near 100-Year and Far 100-Year values, the identical number of critical assets inundated is due to the lower level of development in existing conditions compared to future conditions, which allows for greater infiltration rates and therefore lower runoff. Although the total number of inundated critical assets is the same for all 100-year scenarios, the depth of flooding and associated risks increase in the future scenarios.

FIGURE 3-1: NUMBER OF CRITICAL ASSETS INUNDATED COMPARED TO THE 24-HR RAINFALL DEPTHS



The maximum inundation depth at each critical asset for the six scenarios is included in **Table C-2** provided in **Appendix C**. The flood risk to the Town's critical roadways (major roads) was also assessed, and is presented in **Table C-4** provided in **Appendix C**.

Figure 3-2 (3-2a through 3-2f) shows the flood risk the Town's critical assets and roadways are exposed to for the 100-Year Current scenario. **Figure D-1** through **Figure D-5** included in **Appendix D** show the flood risk the Town's critical assets and roadways are exposed to for the remaining five scenarios.

Figure 3-2a: Critical Asset Exposure to Flood Risk. Project: 0233076.10, Montverde FL Vulnerability Assessment/Map Series, mapx Layout, Montverde Critical Asset - Building

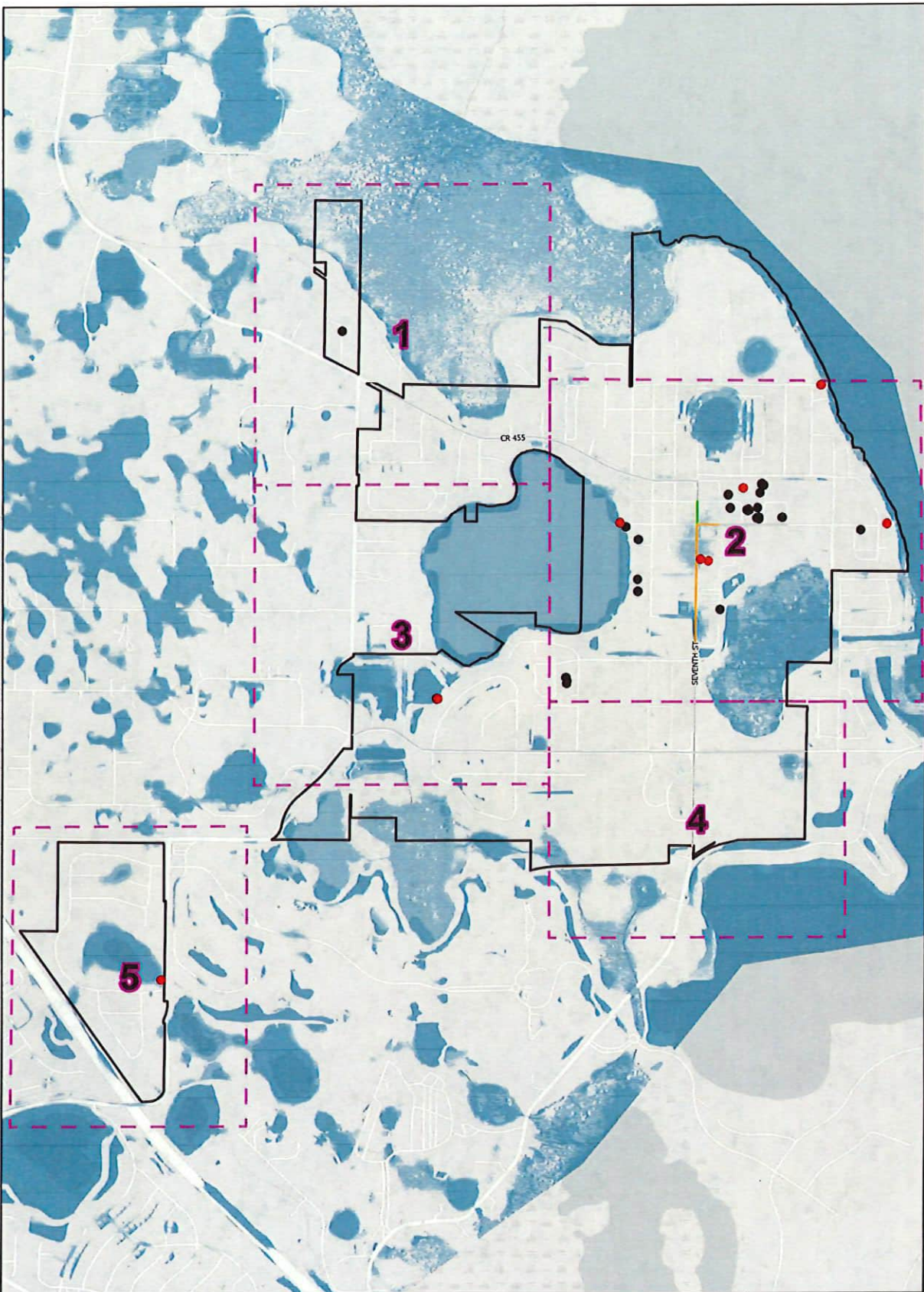


Figure 3-2a
Critical Asset Exposure
to Flood Risk
Index Page
Vulnerability Assessment
Montverde, Florida

Legend

100-Year Current Scenario
Critical Assets
● Not Inundated
● Inundated

Flood Depth
Index
Town Boundary
● Not Inundated
● Inundated
● <0.5'
● 0.5' - 1.0'
● 1.0' - 2.0'
● >2.0'

0 0.07 0.15 0.3 Miles



Project #: 0233076.10
Map Created: Nov. 2024

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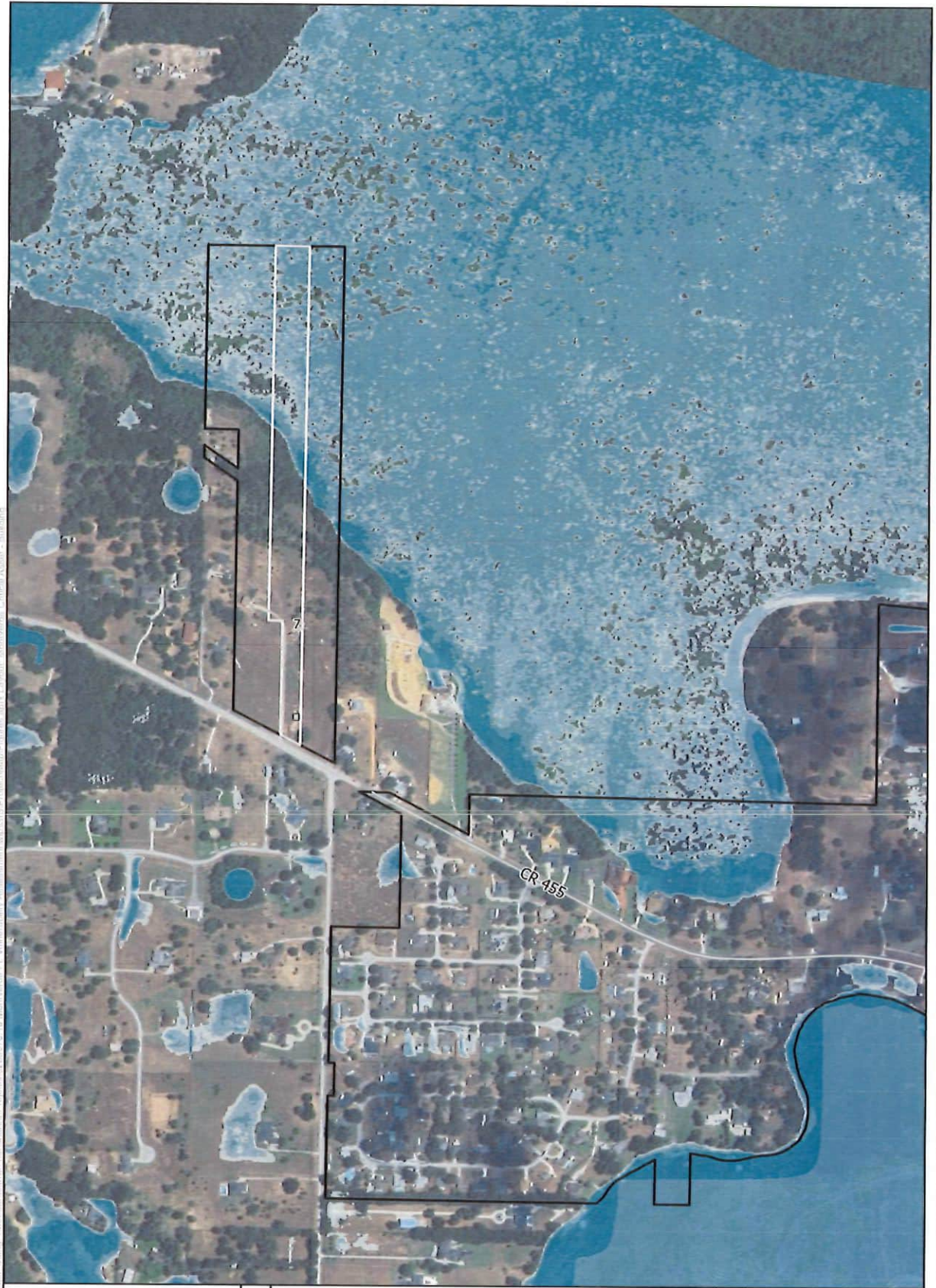
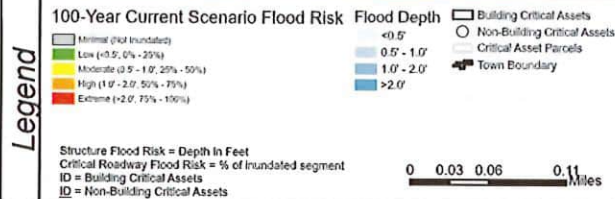


Figure 3-2b
Critical Asset Exposure
to Flood Risk
 Index Page 1
Vulnerability Assessment
Montverde, Florida



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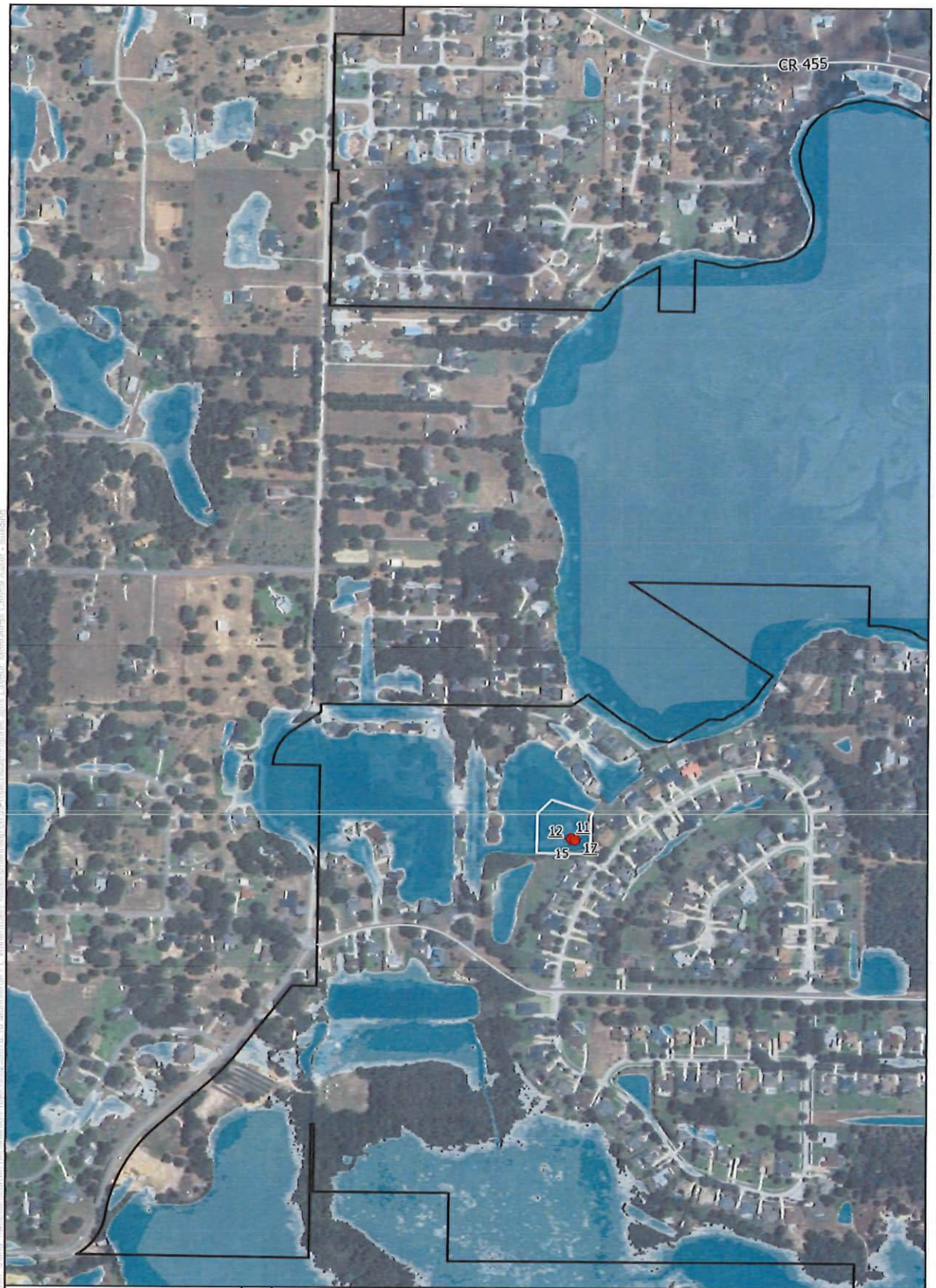


Figure 3-2d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Current Scenario Flood Risk

- Minimal (not inundated)
- Low (<0.5' - 0% - 25%)
- Moderate (0.5' - 1.0' - 25% - 50%)
- High (1.0' - 2.0' - 50% - 75%)
- Extreme (>2.0' - 75% - 100%)

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of Inundated Segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.03 0.06 0.11 Miles



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 Map Created: Nov. 2024

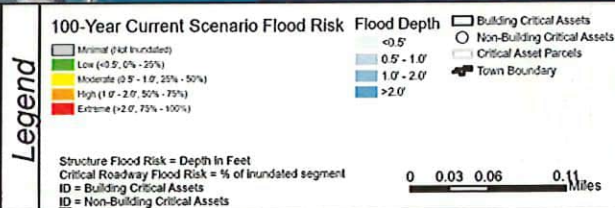
Figure Excerpted: 4/17/2025. For details, visit: https://www.woodardcurran.com/Portals/0/Projects/0233076.10/Montverde_Fl_Vulnerability_Assessment/Map/0233076.10_Montverde_Fl_Vulnerability_Assessment_Critical_Asset_Exposure_Summary.pdf

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Figure 3-2e Critical Asset Exposure to Flood Risk Index Page 4 Vulnerability Assessment Montverde, Florida



Figure 3-2e
Critical Asset Exposure
to Flood Risk
Index Page 4
Vulnerability Assessment
Montverde, Florida



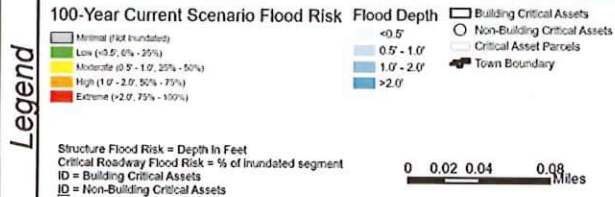
Woodard & Curran

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Figure 3-2f
Critical Asset Exposure
to Flood Risk
 Index Page 5
Vulnerability Assessment
Montverde, Florida



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3.2.2 Parcels

The exposure of parcels to flood risk was studied using the maximum inundation extents computed by the model for each scenario. The risk to right-of-way is excluded from the parcels analysis as it was accounted for in the roadway exposure analysis (see next section). The potential of a given critical asset will be rendered inaccessible and therefore inoperable or inhabitable increases as the percentage of its parcel inundation increases. The risk to parcels was classified based on the categories shown in **Table 3-7**.

TABLE 3-7: FLOOD RISK CATEGORIES FOR PARCEL EXPOSURE ANALYSIS

Flood Risk	% of Parcel Inundated
Minimal	$p = 0$
Low	$p < 25$
Moderate	$25 \leq p < 50$
High	$50 \leq p < 75$
Extreme	$p \geq 75$

Table 3-8 provides a summary of the occurrence of flood risk at all Town parcels. For instance, for the Current 100-Year scenario, 680 parcels are subject to a minimal flood risk (not inundated), 221 have up to 25% of their area inundated (Low Risk), 82 have 25% to 50% of their area inundated (Moderate Risk), 62 have 50% to 75% of their area inundated (High Risk), and 81 parcels have over 75% of their area inundated (Extreme Risk). The data presented in the table shows that Town parcels are exposed to increasing flood risks with increasing rainfall amounts and level of development.

TABLE 3-8: SUMMARY OF FLOOD RISK OCCURRENCES AT PARCELS

Current 100-Yr	Near 100-Yr	Far 100-Yr	Current 500-Yr	Near 500-Yr	Far 500-Yr
680	636	630	647	593	592
221	232	236	228	241	242
82	88	90	91	99	97
62	71	68	63	70	72
81	99	102	97	123	123

Figure 3-3 shows the number of parcels inundated compared to the 24-hour rainfall depths for each scenario. Although the Current 500-Year 24-hr rainfall depth is greater than the Near 100-Year and Far 100-Year values, the similar percentage in total parcel land area inundated is due to the lower level of development in existing conditions compared to future conditions, which allows for greater infiltration rates and therefore lower runoff.

FIGURE 3-3: PERCENT OF TOTAL PARCEL LAND AREA INUNDATED COMPARED TO THE 24-HR RAINFALL DEPTHS

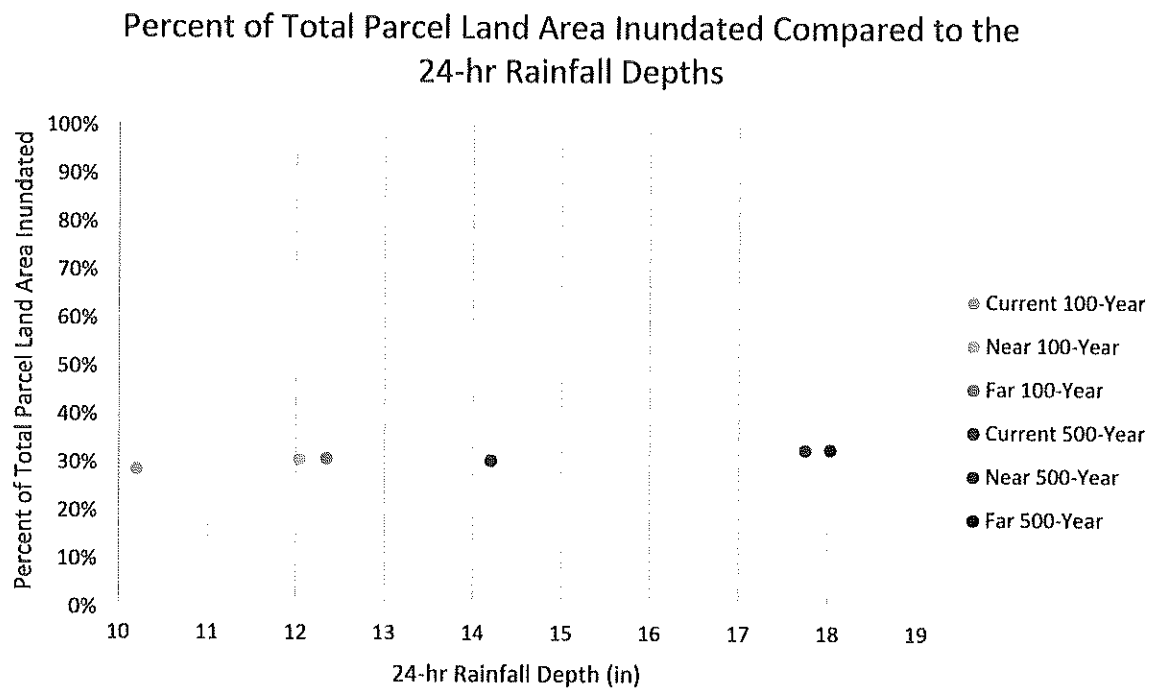


Figure 3-4 shows the flood risk Town parcels are exposed to for the 100-Year Current scenario. **Figure E-1** through **Figure E-5** included in **Appendix E** show the flood risk Town parcels are exposed to for the remaining five scenarios.

Figure 3-4: 12/21/2023 By: ashbrook User: lwood@curran.net\lwood\GIS\Projects\MapFlow\MapFlow.aprx Layout: Montverde Parcel

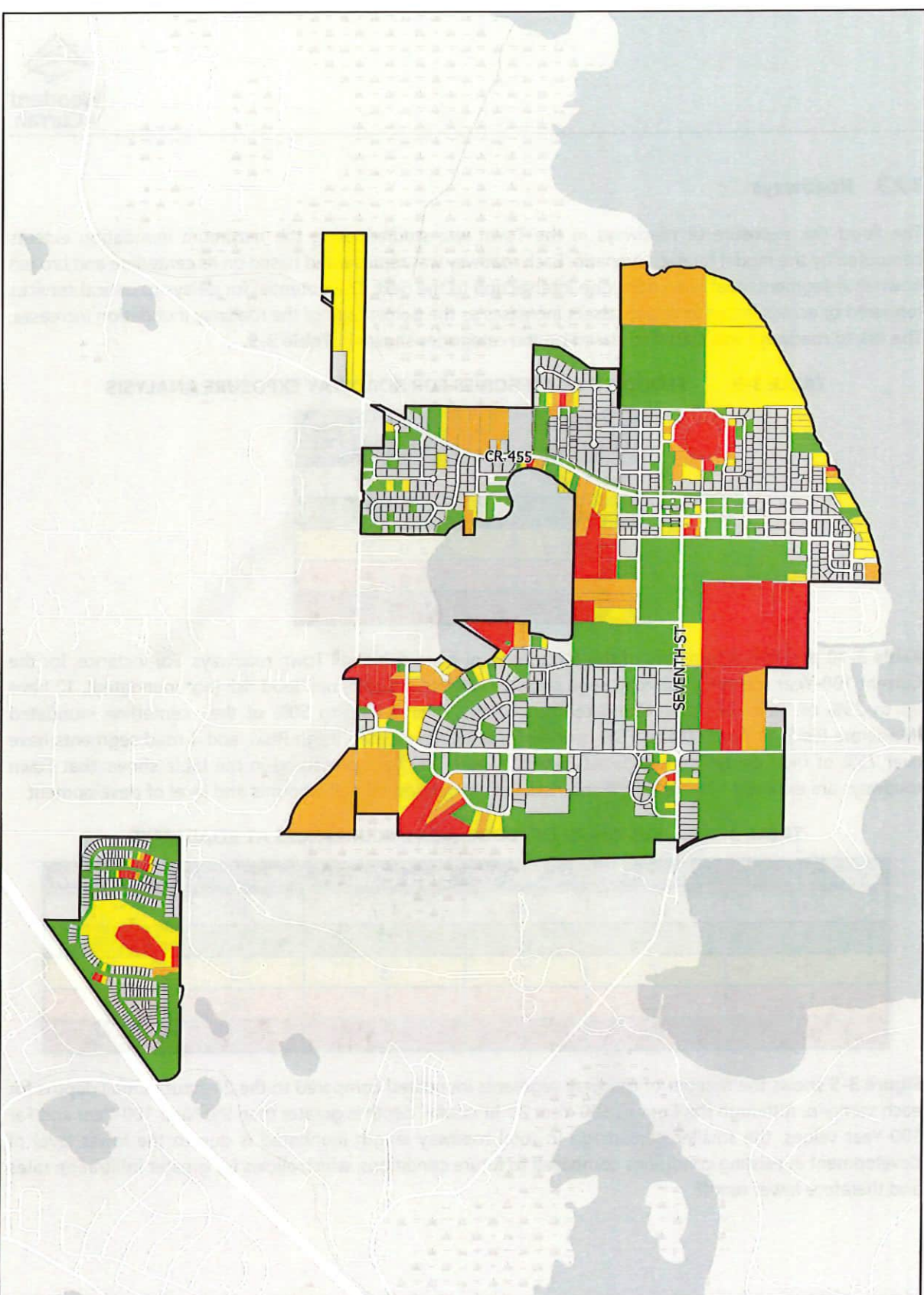



Figure 3-4
Parcel Exposure
to Flood Risk
Vulnerability Assessment
Montverde, Florida

100-Year Current Scenario  Town Boundary

Legend


Flood Risk

- Minimal (0%)
- Low (0% - 25%)
- Moderate (25% - 50%)
- High (50% - 75%)
- Extreme (75% - 100%)

% = Percentage of inundated parcel

Note: Analysis does not include right-of-way (ROW)

0 0.050.1 0.2 Miles


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3.2.3 Roadways

The flood risk exposure of roadways in the Town was studied using the maximum inundation extents computed by the model for each scenario. Each roadway was represented based on its centerline and broken down into segments that span from one intersection to the next. The potential for delays to critical services rendered or access issues to critical assets increases as the percentage of the roadway inundation increases. The risk to roadways was classified based on the categories shown in **Table 3-9**.

TABLE 3-9: FLOOD RISK CATEGORIES FOR ROADWAY EXPOSURE ANALYSIS

Flood Risk	% of Roadway Inundated
Minimal	$p = 0$
Low	$p < 25$
Moderate	$25 \leq p < 50$
High	$50 \leq p < 75$
Extreme	$p \geq 75$

Table 3-10 provides a summary of the occurrence of flood risk at all Town roadways. For instance, for the Current 100-Year scenario, 162 road segments are subject to a minimal flood risk (not inundated), 12 have up to 25% of their centerline inundated (Low Risk), 7 have 25% to 50% of their centerline inundated (Moderate Risk), 13 have 50% to 75% of their centerline inundated (High Risk), and 4 road segments have over 75% of their centerline inundated (Extreme Risk). The data presented in the table shows that Town roadways are exposed to increasing flood risks with increasing rainfall amounts and level of development.

TABLE 3-10: SUMMARY OF FLOOD RISK OCCURRENCES AT ROADWAYS

Current 100-Yr	Near 100-Yr	Far 100-Yr	Current 500-Yr	Near 500-Yr	Far 500-Yr
162	157	154	157	147	147
12	13	16	13	20	19
7	7	7	8	9	10
13	12	12	11	8	8
4	9	9	9	14	14

Figure 3-5 shows the number of roadway segments inundated compared to the 24-hour rainfall depths for each scenario. Although the Current 500-Year 24-hr rainfall depth is greater than the Near 100-Year and Far 100-Year values, the smaller percentage in total roadway length inundated is due to the lower level of development in existing conditions compared to future conditions, which allows for greater infiltration rates and therefore lower runoff.

FIGURE 3-5: PERCENT OF TOTAL ROADWAY LENGTH INUNDATED COMPARED TO THE 24-HR RAINFALL DEPTHS

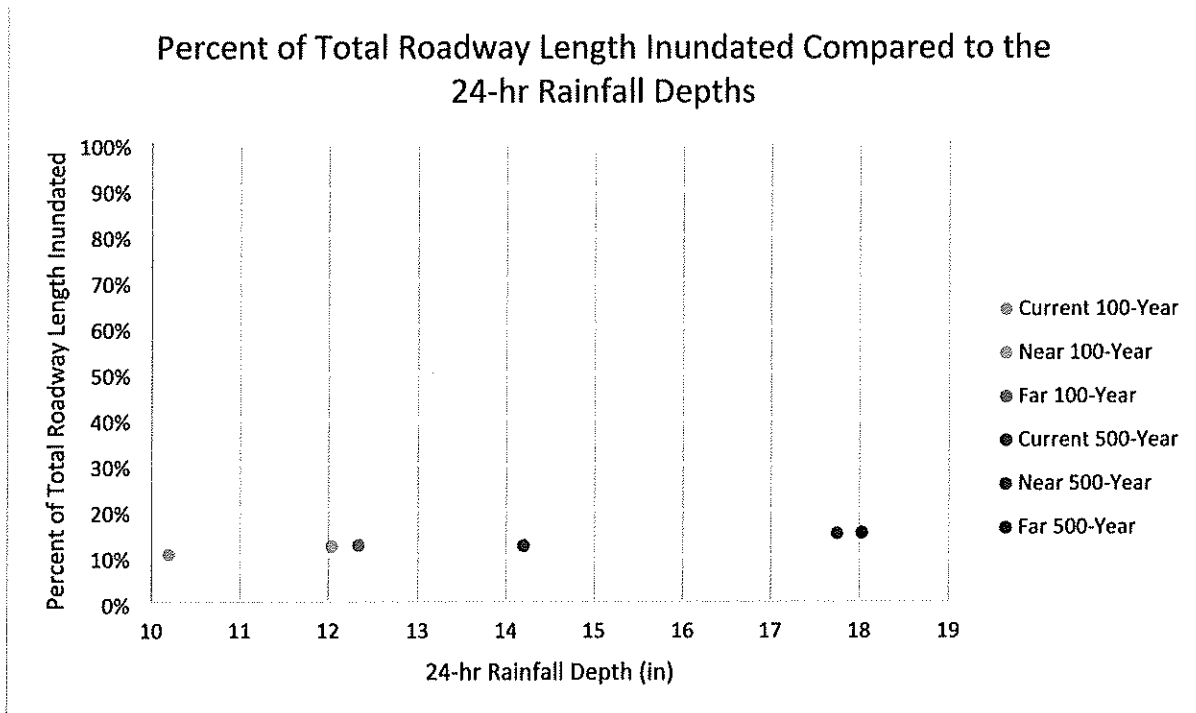


Figure 3-6 shows the flood risk Town roadways are exposed to for the 100-Year Current scenario. Figure F-1 through Figure F-5 included in Appendix F show the flood risk Town roadways are exposed to for the remaining five scenarios.

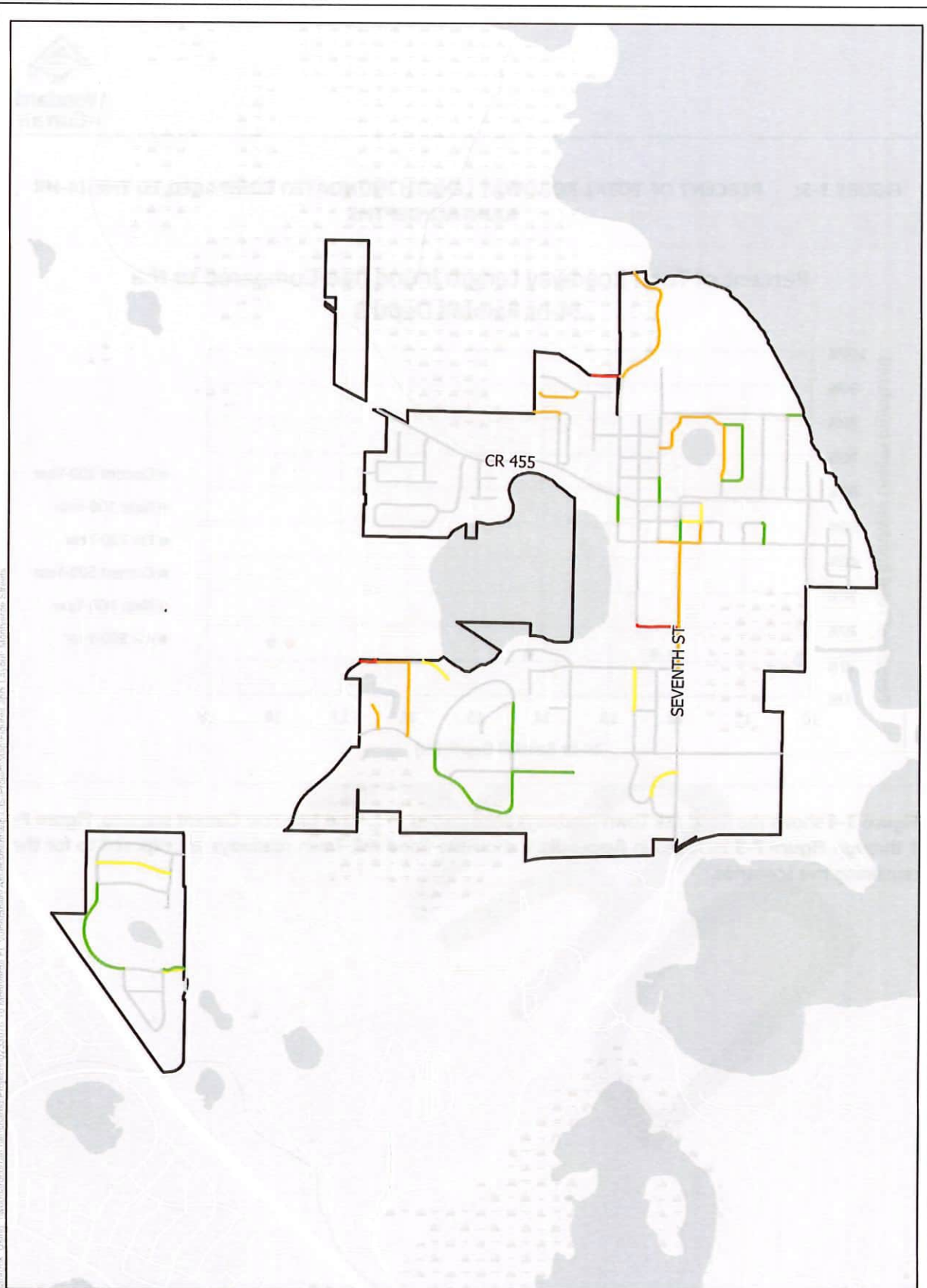


Figure 3-6
Roadway Exposure
to Flood Risk
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Current Scenario Flood Risk

- Minimal (0%)
- Low (0% - 25%)
- Moderate (25% - 50%)
- High (50% - 75%)
- Extreme (75% - 100%)

% = Percentage of inundated roadway segment

Town Boundary

N

Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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3.2.4 Uncertainty

To assess the uncertainties associated with the current rainfall data as well as the future climate data projections and what impacts those could have on the results of the exposure analysis, the modeling effort leveraged the confidence intervals associated with the published rainfall data. Those included the lower and upper bounds of the 90% confidence interval published by NOAA for the Current 100-Year rainfall depths, as well as the 16th and 84th percentiles provided in the USGS study for the Near 100-Year and Far 100-Year change factors.

Table 3-11 presents the 100-year 24-hr rainfall depths for each uncertainty scenario. The confidence intervals vary from 7.83" to 13.30" of precipitation for Current conditions, 10.10" to 13.36" of precipitation for the Near planning horizon, and 10.10" to 14.99" of precipitation for the Far planning horizon.

TABLE 3-11: 100-YEAR 24-HR RAINFALL DEPTHS FOR EACH UNCERTAINTY SCENARIO

Uncertainty Scenario	Current 100-Year LB	Current 100-Year	Current 100-Year UB
24-hr Rainfall Depth (in)	7.83	10.20	13.30
Uncertainty Scenario	Near 100-Year 16 th	Near 100-Year	Near 100-Year 84 th
24-hr Rainfall Depth (in)	10.10	12.04	13.36
Uncertainty Scenario	Far 100-Year 16 th	Far 100-Year	Far 100-Year 84 th
24-hr Rainfall Depth (in)	10.10	12.34	14.99

Figure 3-7, Figure 3-8, and Figure 3-9 provided below show how the flood risk the Town's assets are exposed to vary within each confidence interval.

Taking the uncertainty analysis that was performed on the 70 critical assets as an example, the number of structures inundated varies, within each of the published confidence intervals, from 21 to 23 in current conditions (9.5% increase), Near future conditions stayed the same at 23 inundated critical assets, and 23 to 24 in Far future conditions (4.4% increase). Furthermore, the number of inundated structures ranges from 21 to 24 (14.3% increase) between the lower bound of the current and the upper bound of the Far precipitation depths confidence intervals.

Although the number of critical assets, and the percent of total parcel land area and roadways, may not appear to vary greatly across the range of uncertainty scenarios, a review of the flooding depths reveals more pronounced variations. For instance, at the Willow Ridge Lift Station, maximum depths for the Far 100-year scenario vary from 2.24' (16th percentile) to 3.50' (84th percentile). Although it is standard and sound engineering practice to develop this VA based on the published 50th percentile precipitation values, this uncertainty analysis can provide insights on how to plan for and communicate flood risks now and in the future.

FIGURE 3-7: NUMBER OF CRITICAL ASSETS INUNDATED PER UNCERTAINTY SCENARIO

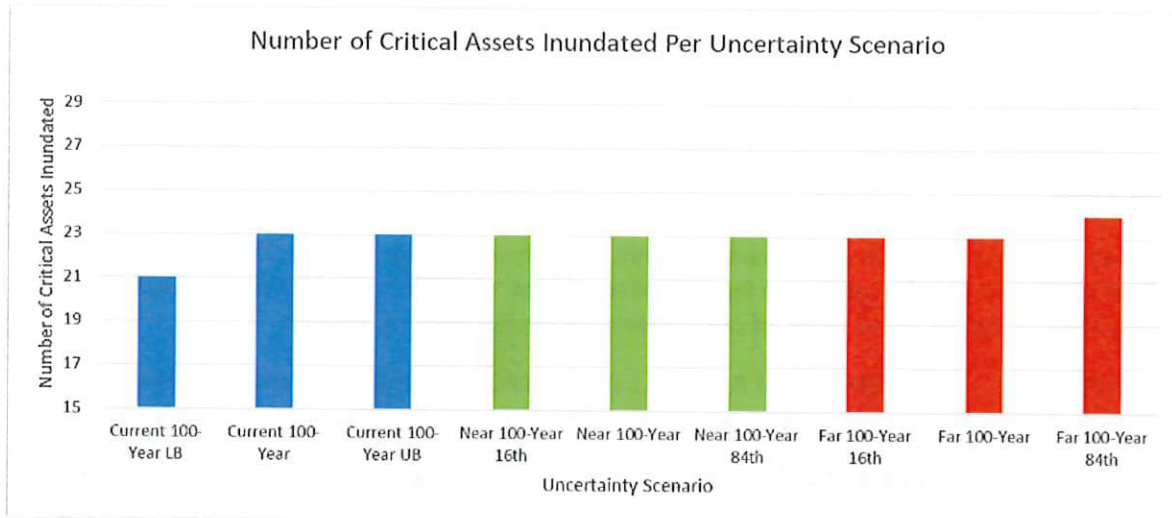


FIGURE 3-8: PERCENT OF TOTAL PARCEL LAND AREA INUNDATED PER UNCERTAINTY SCENARIO

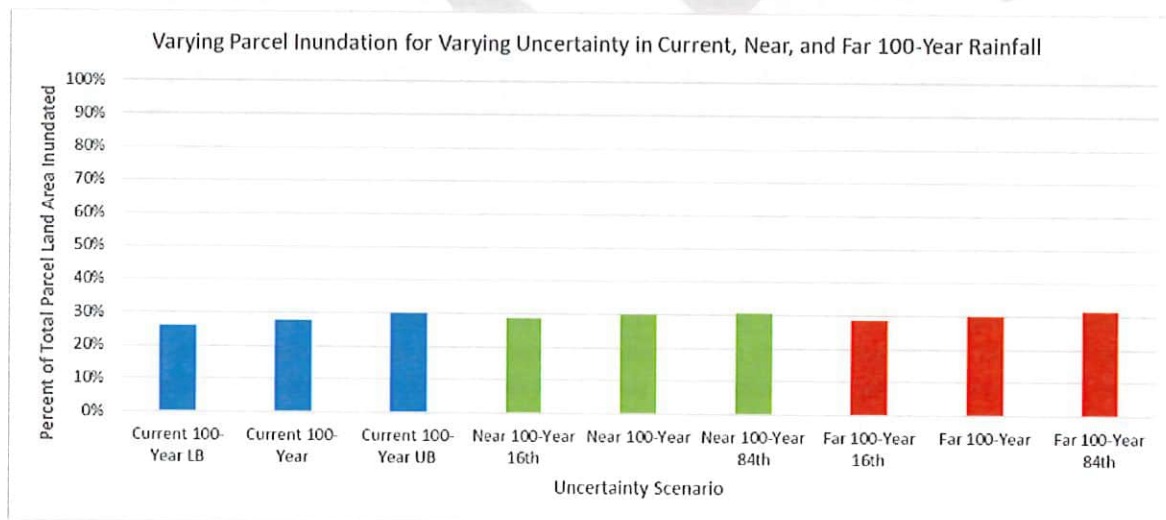
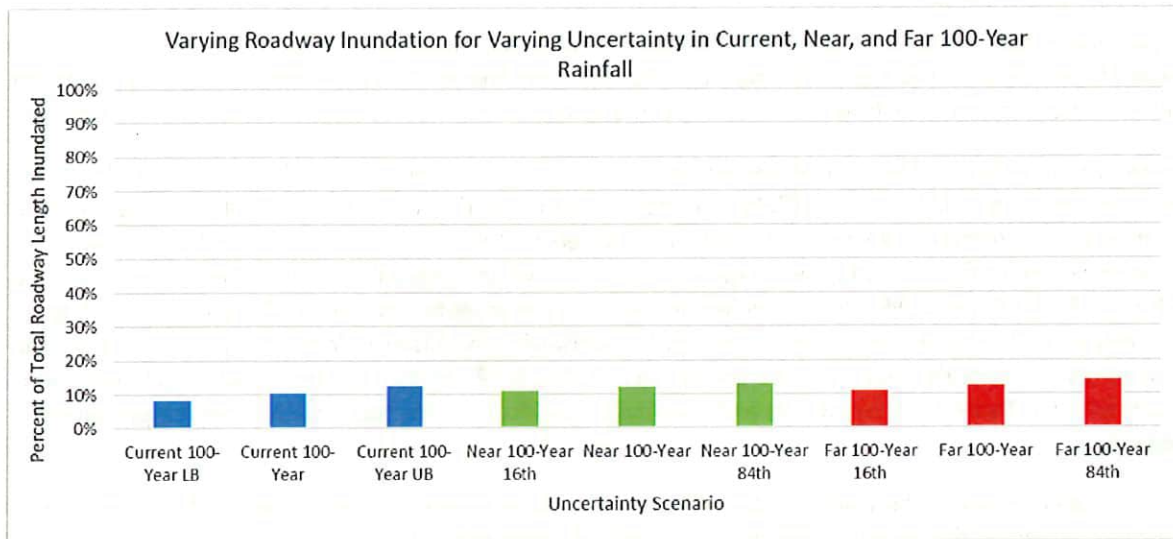


FIGURE 3-9: NUMBER OF ROADWAYS INUNDATED PER UNCERTAINTY SCENARIO



3.3 Sensitivity Analysis

The purpose of the Sensitivity Analysis is to measure the impact of flood severity and risk on each asset type for each flood scenario and apply the data from the Exposure Analysis to the inventory of critical assets. An asset is considered sensitive if the modelled exposure to flood waters could impact the asset's functionality.

Sensitivity ratings (SR) and classifications were assigned based on the product of the flood risk rating (FRR) and a consequence of failure rating (CoFR). The FRR, assigned during the exposure analysis, ranges from 0 (minimal) to 4 (extreme). The CoFR was established based on the asset type and ranges from 1 (low) to 4 (extreme). For example, fire stations were given a CoFR of 4, while historical and cultural assets were given a CoFR of 1. The FRR and CoFR were multiplied for each critical asset to calculate a SR, ranging from 0 to 16 ($SR = FRR \times CoFR$). The SRs were used to establish a sensitivity classification from minimal to extreme. The CoFRs for asset categories and types are presented in **Table 3-12** and the SRs and sensitivity classifications are presented in **Table 3-13** below. SRs and sensitivity classifications for each critical asset are presented in **Appendix G**.

SR values can be used by the Town to differentiate and rank the vulnerability of its assets. The SR values can be further refined by the Town by updating the CoFRs to better reflect local priorities.

TABLE 3-12: CONSEQUENCE OF FAILURE RATINGS

Asset Category	Asset Type	CoFR
Transportation	Airports	3
	Bridges	3
	Bus Terminals	2
	Major Roads	4
	Marinas	2
	Rail Facilities	2
	Railroad Bridges	2
	Evacuation Routes	4
Critical Infrastructure	Wastewater Treatment Facilities	4
	Water Utility Conveyance System	4
	Lift Stations	4
	Stormwater Treatment Facilities	4
	Stormwater Pump Stations	4
	Drinking Water Facilities	4
	Solid and Hazardous Waste Facilities	4
	Military Installations	4
	Communication Facility	4
	Radio Communications Tower	4
	Dam	4
	Electric Production and Supply Facility	4
	Disaster Debris Management Site	4
Critical Community and Emergency Facilities	School	3
	Colleges/Universities	3
	Community Center	3
	Correctional Facilities	3
	Local Government Facilities	3
	Affordable Public Housing	3
	State Government Facilities	3
	Disaster Recovery Centers	4
	Emergency Medical Service Facilities	4
	Emergency Operation Centers	4
	Fire Station	4
	Health Care Facilities	4
	Hospitals	4
	Law Enforcement Facility	4
	Logistic Staging Areas	4
	Risk Shelter Inventory	4

Asset Category	Asset Type	CoFR
Natural, Cultural, and Historical Resources	Conservation Lands	1
	Parks	1
	Shorelines	1
	Surface Waters	1
	Wetlands	1
	Cemetery	1
	Historical and Cultural Asset	1

TABLE 3-13: SENSITIVITY CLASSIFICATIONS AND RATINGS

Sensitivity Classification	Sensitivity Rating	Definition	Example
Minimal	SR = 0	No impact anticipated	Minimal flooding (FRR=0) at critical assets with any CoF rating
Low	$0 < SR < 3$	Flooding may occur, but no impact to critical services is anticipated	Example: A historical and cultural asset (CoFR=1) is inundated by a depth of 0.75 feet (FRR=2): SR=2.
Moderate	$3 \leq SR < 6$	Impact to operations is anticipated, but critical services are not expected to be interrupted	Example 1: A historical and cultural asset (CoFR=1) is inundated by a depth of 1.5 feet (FRR=3): SR=3. Example 2: A fire station (CoFR=4) is inundated by a depth of 0.4 feet (FRR=1): SR=4.
High	$6 \leq SR < 12$	Impact to operations is anticipated, and critical services may be interrupted	Example 1: A school (CoFR=3) is inundated by a depth of 1.5 feet (FRR=3): SR=9. Example 2: A fire station (CoFR=4) is inundated by a depth of 0.75 feet (FRR=2): SR=8.
Extreme	$SR \geq 12$	Asset may become inoperable or permanently damaged, and significant impact to critical services is anticipated	Example: A fire station (CoFR=4) is inundated by a depth of 1.5 feet (FRR=3): SR=12

3.4 Focus Areas

To select a focus area, critical assets with a sensitivity rating of moderate, high, or extreme for the 100-year Far scenario were evaluated. The Far planning horizon was used based on the assumption that adaptation strategies, including drainage infrastructure, will have an expected useful life until 2070-2080. Therefore, they should be designed using extreme precipitation projected to a similar planning horizon. The 500-year Far scenario introduces a greater level of uncertainty due to the future planning horizon projection, and therefore may not be realistic to plan for. Effective adaptation strategies are generally pathways consisting of multiple steps, rather than a single major step; mitigation projects need to balance an appropriate level of protection with available resources, but the need for further adaptation to more extreme events in the future must also be considered.

Two focus areas were identified as being particularly vulnerable areas that may present opportunities for the development of adaptation strategies to mitigate flood exposure. The two selected focus areas are presented in **Figure 3-10** (3-10a through 3-10c) provided below, for the 100-year Far scenario, and in **Appendix H** for the remaining five scenarios.

The selected focus areas have multiple critical assets geographically proximate to each other which appear to be impacted by the same flooding source or combination of flooding sources. Therefore, adaptation strategies will evaluate the common flooding source and either identify flood mitigation solutions or adaptation strategies. While some of these listed assets are privately owned, there may be solutions the Town can implement within drainage easements, municipal right-of-way, or municipal properties that can mitigate flooding at these critical assets. This section presents the critical assets in each focus area and introduces the flood impacts and potential solutions. This section primarily focuses on municipal critical assets, but some state, county, or private assets are highlighted as well as there are actions the Town can take to engage stakeholders and owners. **Table 4-1** in **Section 4.3** presents the proposed flood mitigation or adaptation projects. Generally, the following project types are proposed based on infrastructure type and ownership.

- Municipal:
 - Critical assets: Elevation, floodproofing, or relocation
 - Parcels: Relocation or conveyance improvements
 - Roadways: Elevation or conveyance improvements
- State/County: Regional collaboration to advance a flood mitigation or adaptation project,
- Private: Public outreach.

Due to the unavailability of surveyed elevations, FFEs for the municipal assets have been estimated using aerial imagery. This estimate was performed to evaluate the impact the maximum water ponding depth computed by the model at each structure could have on its capacity to be operated, occupied, and accessed. The only municipally sensitive asset is Willow Ridge Lift Station (Asset ID 38) with a FFE assumed to be at grade.

3.4.1 Focus Area 1

Focus Area 1 is centered around Montverde Academy campus along Seventh Street from Franklin Avenue to Highland Avenue. Focus Area 1 includes the following assets with moderate, high, or extreme sensitivity classifications for the 100-year Far Scenario.

TABLE 3-14: FOCUS AREA 1 CRITICAL ASSETS

Asset ID	Asset Name	Owner/Jurisdiction
3	Montverde Academy – BLDG 2, 3, 5, 6, 18, 22, 24, 28, 29	Private
32	Montverde Academy Lift Station 1	Private
193519	Seventh Street	County
193521	Seventh Street	County

Asset ID	Asset Name	Owner/Jurisdiction
143327	Seventh Street	County
122020	Porter Avenue	Municipal

Flooding within Focus Area 1 appears to be related to low-lying areas surrounding Seventh Street with the water flowing south towards the wetland southeast of Montverde Academy's campus.

There are nine sensitive Montverde Academy buildings (Asset ID 3) within Focus Area 1. Montverde Academy's most sensitive building (BLDG 29) is exposed to maximum depths ranging from 1.6' (Current 100-Year) to 2.3' (Far 500-Year). Montverde Academy's sensitive lift station is exposed to maximum depths ranging from 0.6' (Current 100-Year) to 0.9' (Far 500-Year). Since these are privately owned critical assets, it is recommended that the Town engages in education and outreach with the property owner to inform them of their flood risk and adaptation options. Further analysis is recommended to evaluate existing drainage networks and ponds on the Montverde Academy campus to assess their capacity and performance during large (500-year) and future storm events. There may be opportunities to increase storage capacity in the existing stormwater ponds to reduce flooding near buildings and in parking lots and roadways.

Multiple segments of Seventh Street and a segment of Porter Avenue are shown to be sensitive to flooding. It is recommended that opportunities to improve flood storage and conveyance capacity within the right-of-way are identified through additional hydrologic and hydraulic studies. Assessing the appropriate size of drainage pipes, roadside channels, and ponds (or subsurface storage) may alleviate flooding in the roadway and improve accessibility to critical assets in this area during storm events.

3.4.2 Focus Area 2

Focus Area 2 covers a neighborhood southwest of Lake Florence between Four Lakes Lane and Ridgewood Avenue, and it includes the following sensitive critical assets for the Far 100-Year scenario.

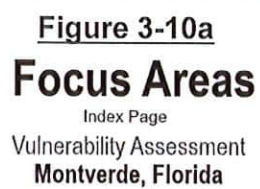
TABLE 3-15: FOCUS AREA 2 CRITICAL ASSETS

Asset ID	Asset Name	Owner/Jurisdiction
11	Four Lakes and Harbor Oaks S/D – Well #1	Private
12	Four Lakes and Harbor Oaks S/D – Well #2	Private
15	Four Lakes and Harbor Oaks S/D – Water Treatment Plant Building	Private
17	Four Lakes and Harbor Oaks S/D – Hydropneumatics Tank	Private

All four of the critical assets in Focus Area 2 are at extreme risk in every flood scenario. Four Lakes Harbor and Oaks most sensitive asset (Asset ID 15) is exposed to maximum depths ranging from 6.8' (Current 100-Year) to 7.7' (Far 500-Year). Since these are privately owned critical assets, it is recommended that the Town engages in education and outreach with the property owner and facility manager to inform them of their flood risk and adaptation options. Although the sensitive critical assets in Focus Area 2 are on the same parcel (Parcel ID 022226015000A00000), the focus area extends to encompass the entire flooding source. This area is a significant concern for the community, as 33 of the 63 parcels located within this focus area experience over 50% inundation during the Far 100-year scenario. Further analysis is recommended to

evaluate existing drainage networks and ponds to assess their capacity and performance during large (500-year) and future storm events. There may be opportunities to increase pond storage capacity in the existing stormwater ponds to reduce flooding at neighboring buildings and roadways. It is also recommended to investigate the capacity of the conduit connecting the ponds as well as the overflow pathways.

DRAFT



Legend

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

 Town Boundary
 Focus Area



Woodard
& Curran

Project #: 0233076.10
Map Created: Nov. 2024

Figure 1. Expertise. A 17/2025. By brouil. Using: Wwoodardurban, nathuburd/Project: 0231076. 10 Montevideo, FL, yuniversity, Kousumanting/GISProject/Map/Figures, jero Layout, Montevideo, Focus: Area

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Figure 3-10b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Far Sensitivity Classification

- Minimal
- Low
- Moderate
- High
- Extreme

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

ID = Building Critical Assets
 ID = Non-Building Critical Assets

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.01 0.02 0.04 Miles



Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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Figure 3-10c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Far Sensitivity Classification

- Minimal
- Low
- Moderate
- High
- Extreme

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

ID = Building Critical Assets
ID = Non-Building Critical Assets

Building Critical Assets
Non-Building Critical Assets
Critical Asset Parcels
Town Boundary

Scale: 0 0.01 0.02 0.04 Miles

Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

Figure 3-10c: Focus Area 2 - Vulnerability Assessment - Montverde, Florida. 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.

3.4.3 Municipal Critical Assets Outside of Focus Areas

The following table lists sensitive municipal critical assets that are outside of the two focus areas presented above.

TABLE 3-16: MUNICIPAL CRITICAL ASSETS OUTSIDE OF FOCUS AREAS

Asset ID	Asset Name	Parcel ID	Estimated FFE	Inundation Depth/Extent			
				Structure		Parcel/Road	
				100-Year Current	500-Year Far	100-Year Current	500-Year Far
25	Lake Florence Park	0122261000 00500000	At grade	NA	NA	68.9%	77.9%
38	Willow Ridge Lift Station	1022260010 LS100000	At grade	1.7'	3.8'	97.0%	97.0%
135096	Ridgewood Avenue	NA	NA	NA	NA	0%	8.0%
106894	Ridgewood Avenue	NA	NA	NA	NA	0%	21.4%

The only sensitive municipal lift station, Willow Ridge Lift Station (Asset ID 38), is recommended to be evaluated for opportunities to replace wet well and hatch doors with flood resistant doors or elevate the infrastructure, including electrical components such as control panels or platforms

Lake Florence Park (Asset ID 25) is considered sensitive due to the modeling inundation extents. Increasing flood storage with a drainage pond could help isolate the flooding, reduce the inundation extent, and protect adjacent critical assets.

Segments of Ridgewood Avenue and Porter Avenue are shown to be sensitive to flooding. It is recommended that opportunities to improve flood storage and conveyance capacity within the right-of-way are identified through additional hydrologic and hydraulic studies. Assessing the appropriate size of drainage pipes, roadside channels, and ponds (or subsurface storage) may alleviate flooding in the roadway and improve accessibility to critical assets in this area during storm events.

4. ADAPTATION PLAN & IMPLEMENTATION ACTIVITIES

4.1 Assessment of Adaptive Capacities

Adaptive capacity is defined by EPA as “the ability of a human or natural system to adjust to climate change (including climate variability and extremes) by moderating potential damages, taking advantage of opportunities, or coping with the consequences.” Four components to consider related to adaptive capacity include a community’s regulatory and planning capabilities, administrative and technical capabilities, fiscal capacity, and infrastructure.

The following reviews and recommendations have been made to help improve the community’s adaptive capacity.

4.1.1 Flood-Related Regulatory and Planning Capabilities

Article XIX of the [Town’s Code of Ordinances](#) specifies floodplain management regulations. This Article is included in Chapter 4 - Design Standards of Part III – Montverde Land Development Code, was amended as part of Ordinance No. 2020-009 on November 10, 2020. These regulations are administered and enforced in conjunction with the Florida Building Code. They apply to flood hazard areas in the Town, as established by the Flood Insurance Study for Lake County, Florida, and Incorporated Areas, dated December 18, 2012, the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to these. Article XIX acknowledges that these are minimum requirements, that larger floods can occur, and that land outside of the mapped flood hazard areas can be flooded and damaged. It is recommended that a detailed code review be performed to update these requirements as needed. Additionally, the Town may be interested in exploring the FEMA NFIP’s Community Rating System (CRS). The CRS credits community efforts above and beyond the minimum NFIP requirements to provide discounts on flood insurance premiums.

Although the Town does not have an Emergency Management webpage or plan, the County has an [Office of Emergency Management website](#). The webpage includes emergency contact information, developing a family disaster plan, Neighborhood Preparedness Program, Emergency Notification System Sign Up, Primary Risk Shelters, Severe Weather Alerts, Tornado Safety, and Utility Outage Contacts.

The Town does not have an Emergency Response Plan, Hazard Mitigation Plan, or Manual of Standards. These are vital plans that will outline actions to prepare for and respond to disasters. It is recommended that these plans be developed in coordination with the Lake County Office of Emergency Management.

4.1.2 Administrative and Technical Capabilities

The Town’s administrative and technical capabilities should be assessed, including performing an inventory of municipal planners, engineers, and GIS or mapping resources. Based on this assessment, a plan can be made to determine what administrative and technical work will be performed by consultants.

4.1.3 Fiscal Capacity

This adaptation plan includes capital programs and projects which are prioritized to allow program implementation as financing and funding become available in support of key capital projects. The primary funding source for key capital projects includes the water, wastewater, and stormwater enterprise fund.

These enterprise funds are supported by utility rates, connection fees, capacity fees and other sources as they become available. Considering many of the capital improvement plan (CIP) projects have a design life in excess of 20 years, impact fees via Developer Agreements play a substantial role funding adaptation strategies. Utility rates must be adequate to support operations and maintenance, and renewal and replacement of CIP projects long term. In summary, most proposed adaptation strategies identified in this document will require a "Financial Initiative Plan" that identifies funding for planning, design, and construction services. A rate and impact fee study will likely be needed to address associated operation and maintenance (O&M) services for each key CIP project.

4.1.4 Infrastructure

It is recommended that the Town perform a detailed inventory of critical assets, especially utilities, document asset locations, and identify any needs for system redundancies. For example, are backup water, wastewater, or power systems needed at any of the municipal facilities? If an evacuation route is flooded, are alternative routes available?

The [Lake-Sumter Metropolitan Planning Organization \(MPO\) developed a Continuity of Operations Plan \(COOP\)](#) in 2007. The Town may be interested in updating their COOP, potentially in coordination with the County and Lake-Sumter MPO. The goal of a COOP is to prepare a community for emergencies so that essential functions continue throughout the disaster or are resumed rapidly after. A COOP would include elements such as: essential functions, delegations of authority and orders of succession during an emergency, communications, and alternate facilities. The detailed asset inventory would be included in the COOP and would inform the alternate facilities section.

4.2 Prioritization of Adaption Needs

Given the limited available resources, the Town has chosen to prioritize regulatory, planning, and education/outreach projects and implementation of adaptation projects on all sensitive assets within the Town. These projects are presented in **Section 4.3** below.

4.3 Identification of Adaption Strategies and Implementation Activities

The 2010 [Lake County Local Mitigation Strategy](#): A Multi-Jurisdictional Plan was reviewed to determine if any of the flood hazard mitigation projects it proposed could be integrated in this VA. The Local Mitigation Strategy (LMS) assessed the County's vulnerability to floods by performing an Estimation of Potential Loss analysis based on FEMA data. As described in **Section 3**, this VA expanded on this scope by not only modeling flooding within the main riverine floodplains but also integrating pluvial flood risks throughout the entire study area. This VA aligns with the LMS mitigation goals, including *Goal 6: The policies and regulations of local government will support effective hazard mitigation programming throughout the community*. There are two "All" hazard type projects listed for Montverde in the Lake County Local Mitigation Strategy identified in **Table 4-1**. These projects were initially identified in 2004/2005 and are assumed to completed.

TABLE 4-1: PROJECTS LISTED IN LAKE COUNTY LOCAL MITIGATION STRATEGY

Project Name	Date	Hazard Type
"911" System Enhancement	8/26/2004	All
Expand Fire Department Station	1/28/2005	All

In addition to the projects listed above, **Table 4-2** below identifies adaptation project recommendations as a result of this VA. Adaptation strategies are dependent on the asset type and the depth of flooding. Implementation assumed relative costs are also considered when determining the strategy since financial resources are limited. Where applicable, the adaptation strategy is identified in **Table 4-2** below. These adaptation projects are also discussed in more detail in **Section 3.4**. The project priority is linked directly to the critical asset sensitivity ratings. Note that the results of the VA were produced by a large-scale model of limited resolution; therefore, more detailed studies for the focus areas and projects are recommended before advancing the proposed implementation strategies.

TABLE 4-2: ADAPTATION PROJECT RECOMMENDATIONS

Projects Identifier	Priority	Project Related Asset ID	Project to be Implemented	Planning Horizon	Likely Responsible Entity(ies)	Potential Community Partner(s)
Regulatory & Planning	Mid	All	Detailed code review to identify necessary or beneficial updates	Short (0-5 years)	Montverde Town Council, Town Manager, Town Clerk, and Permitting Department	East Central Florida Regional Planning Council; Florida League of Cities; Lake County
	High		Emergency Management Plan development	Short (0-5 years)		
	High		Hazard Mitigation Plan development	Short (0-5 years)		
	High		Emergency Response Plan development	Short (0-5 years)		
	High		Communications Plan to spread public awareness	Short (0-5 years)	Montverde Public Works Department	
Focus Area 1	Mid	3, 32	Private education and outreach, specifically with property owners and facility manager	Short (0-5 years)	Montverde Town Council, Town Manager, Town Clerk, and Public Works Department	Montverde Academy
	High	193519, 193521, 143327, 122020	Assess sensitive roadways for improved drainage conveyance and storage or elevation opportunities.	Long (0-25 years)	Montverde Public Works Department	Lake County, Florida State

Projects Identifier	Priority	Project Related Asset ID	Project to be Implemented	Planning Horizon	Likely Responsible Entity(ies)	Potential Community Partner(s)
Focus Area 2	Mid	11, 12, 15, 17	Private education and outreach, specifically with property owners and facility manager. Further drainage analysis.	Short (0-5 years)	Montverde Town Council, Town Manager, Town Clerk, and Public Works Department	Four Lakes and Harbor Oaks
	Mid	11, 12, 15, 17	Further drainage analysis to evaluate existing drainage networks and ponds.	Mid (0-10 years)	Montverde Town Council, Town Manager, Town Clerk, and Public Works Department	Four Lakes and Harbor Oaks
Additional Sensitive Municipal Assets	Low	25	A park drainage conveyance or storage improvement project	Mid (0-10 years)	Montverde Parks and Recreation Committee	Lake County, regional, and state entities
	High	38	Floodproof municipal lift station	Short (0-5 years)	Montverde Public Works Department	
	High	135096, 106894	Assess sensitive roadways for improved drainage conveyance and storage or elevation opportunities.	Long (0-25 years)		Lake County, Florida State

APPENDIX A: FDEP AGREEMENT

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Standard Grant Agreement**

This Agreement is entered into between the Parties named below, pursuant to Section 215.971, Florida Statutes:

1. Project Title (Project): **Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan** Agreement Number: **24PLN39**

2. Parties **State of Florida Department of Environmental Protection,
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000** (Department)

Grantee Name: **Town of Montverde** Entity Type: **Local Government**

Grantee Address: **P.O. Box 560008, Montverde, Florida 34756** FEID: **59-1553358** (Grantee)

3. Agreement Begin Date: **07/01/2023** Date of Expiration: **06/30/2026**

4. Project Number: Project Location(s): **Lake County**
(If different from Agreement Number)

Project Description: **The project will conduct a Comprehensive Vulnerability Assessment pursuant to Section 380.093, Florida statutes, as well as develop an adaptation plan.**

5. Total Amount of Funding:	Funding Source?	Award #s or Line Item Appropriations:	Amount per Source(s):
\$ 140,000.00	<input checked="" type="checkbox"/> State <input type="checkbox"/> Federal	FY 23-24 GAA Line Item #1820	\$ 140,000.00
	<input type="checkbox"/> State <input type="checkbox"/> Federal		\$
	<input type="checkbox"/> Grantee Match		\$
Total Amount of Funding + Grantee Match, if any:			\$ 140,000.00

6. Department's Grant Manager	Grantee's Grant Manager
Name: Saed Johnson or successor	Name: Sandy Johnson or successor
Address: Resilient Florida Program 3900 Commonwealth Boulevard, MS230 Tallahassee, Florida 32399-3000	Address: Town of Montverde 17404 Sixth Street Montverde, FLorida, 34756
Phone: 850-245-7509	Phone: 407-469-2681
Email: Saed.Johnson@FloridaDEP.gov	Email: townclerk@mymontverde.com

7. The Parties agree to comply with the terms and conditions of the following attachments and exhibits which are hereby incorporated by reference:

<input checked="" type="checkbox"/> Attachment 1: Standard Terms and Conditions Applicable to All Grants Agreements
<input checked="" type="checkbox"/> Attachment 2: Special Terms and Conditions
<input checked="" type="checkbox"/> Attachment 3: Grant Work Plan
<input checked="" type="checkbox"/> Attachment 4: Public Records Requirements
<input checked="" type="checkbox"/> Attachment 5: Special Audit Requirements
<input checked="" type="checkbox"/> Attachment 6: Program-Specific Requirements
<input type="checkbox"/> Attachment 7: Grant Award Terms (Federal) *Copy available at https://facts.fldfs.com , in accordance with §215.985, F.S.
<input type="checkbox"/> Attachment 8: Federal Regulations and Terms (Federal)
<input type="checkbox"/> Additional Attachments (if necessary):
<input checked="" type="checkbox"/> Exhibit A: Progress Report Form
<input type="checkbox"/> Exhibit B: Property Reporting Form
<input checked="" type="checkbox"/> Exhibit C: Payment Request Summary Form
<input type="checkbox"/> Exhibit D: Quality Assurance Requirements
<input checked="" type="checkbox"/> Exhibit E: Advance Payment Terms and Interest Earned Memo
<input type="checkbox"/> Exhibit J: Common Carrier or Contracted Carrier Attestation Form PUR1808
<input checked="" type="checkbox"/> Additional Exhibits (if necessary): Exhibit F: Final Report Form, Exhibit G: Photographer Release Form, Exhibit H: Contractual Services Certification, Exhibit I: Vulnerability Assessment Compliance Checklist Certification

8.	The following information applies to Federal Grants only and is identified in accordance with 2 CFR 200.331 (a) (1):	
Federal Award Identification Number(s) (FAIN):		
Federal Award Date to Department:		
Total Federal Funds Obligated by this Agreement:		
Federal Awarding Agency:		
Award R&D?	<input type="checkbox"/> Yes <input type="checkbox"/> N/A	

IN WITNESS WHEREOF, this Agreement shall be effective on the date indicated by the Agreement Begin Date unless another date is specified in the grant documents.

Town of Montverde

GRANTEE

By Paul Larino
(Authorized Signature)

04/15/2024

Date Signed

Paul Larino, Town Manager

Print Name and Title of Person Signing

State of Florida Department of Environmental Protection

DEPARTMENT

By Alex Reed
Secretary or Designee

4/25/2024

Date Signed

Alex Reed, Director of the Office of Resilience and Coastal Protection

Print Name and Title of Person Signing

☒ Additional signatures attached on separate page.

ORCP Additional Signatures


DEP Grant Manager, Saed Johnson


DEP QC Reviewer, Stephanie Link

Grantee may add additional signatures below, if needed.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STANDARD TERMS AND CONDITIONS
APPLICABLE TO GRANT AGREEMENTS

ATTACHMENT 1

1. Entire Agreement.

This Grant Agreement, including any Attachments and Exhibits referred to herein and/or attached hereto (Agreement), constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, whether written or oral, with respect to such subject matter. Any terms and conditions included on Grantee's forms or invoices shall be null and void.

2. Grant Administration.

- a. Order of Precedence. If there are conflicting provisions among the documents that make up the Agreement, the order of precedence for interpretation of the Agreement is as follows:
- i. Standard Grant Agreement
 - ii. Attachments other than Attachment 1, in numerical order as designated in the Standard Grant Agreement
 - iii. Attachment 1, Standard Terms and Conditions
 - iv. The Exhibits in the order designated in the Standard Grant Agreement
- b. All approvals, written or verbal, and other written communication among the parties, including all notices, shall be obtained by or sent to the parties' Grant Managers. All written communication shall be by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by an electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by recipient. If the notice is delivered in multiple ways, the notice will be considered delivered at the earliest delivery time.
- c. If a different Grant Manager is designated by either party after execution of this Agreement, notice of the name and contact information of the new Grant Manager will be submitted in writing to the other party and maintained in the respective parties' records. A change of Grant Manager does not require a formal amendment or change order to the Agreement.
- d. This Agreement may be amended, through a formal amendment or a change order, only by a written agreement between both parties. A formal amendment to this Agreement is required for changes which cause any of the following:
- (1) an increase or decrease in the Agreement funding amount;
 - (2) a change in Grantee's match requirements;
 - (3) a change in the expiration date of the Agreement; and/or
 - (4) changes to the cumulative amount of funding transfers between approved budget categories, as defined in Attachment 3, Grant Work Plan, that exceeds or is expected to exceed twenty percent (20%) of the total budget as last approved by Department.
- A change order to this Agreement may be used when:
- (1) task timelines within the current authorized Agreement period change;
 - (2) the cumulative transfer of funds between approved budget categories, as defined in Attachment 3, Grant Work Plan, are less than twenty percent (20%) of the total budget as last approved by Department;
 - (3) changing the current funding source as stated in the Standard Grant Agreement; and/or
 - (4) fund transfers between budget categories for the purposes of meeting match requirements.
- This Agreement may be amended to provide for additional services if additional funding is made available by the Legislature.
- e. All days in this Agreement are calendar days unless otherwise specified.

3. Agreement Duration.

The term of the Agreement shall begin and end on the dates indicated in the Standard Grant Agreement, unless extended or terminated earlier in accordance with the applicable terms and conditions. The Grantee shall be eligible for reimbursement for work performed on or after the date of execution through the expiration date of this Agreement, unless otherwise specified in Attachment 2, Special Terms and Conditions. However, work performed prior to the execution of this Agreement may be reimbursable or used for match purposes if permitted by the Special Terms and Conditions.

4. Deliverables.

The Grantee agrees to render the services or other units of deliverables as set forth in Attachment 3, Grant Work Plan. The services or other units of deliverables shall be delivered in accordance with the schedule and at the pricing outlined in the Grant Work Plan. Deliverables may be comprised of activities that must be completed prior to Department making payment on that deliverable. The Grantee agrees to perform in accordance with the terms and conditions set forth in this Agreement and all attachments and exhibits incorporated by the Standard Grant Agreement.

5. Performance Measures.

The Grantee warrants that: (1) the services will be performed by qualified personnel; (2) the services will be of the kind and quality described in the Grant Work Plan; (3) the services will be performed in a professional and workmanlike manner in accordance with industry standards and practices; (4) the services shall not and do not knowingly infringe upon the intellectual property rights, or any other proprietary rights, of any third party; and (5) its employees, subcontractors, and/or subgrantees shall comply with any security and safety requirements and processes, if provided by Department, for work done at the Project Location(s). The Department reserves the right to investigate or inspect at any time to determine whether the services or qualifications offered by Grantee meet the Agreement requirements. Notwithstanding any provisions herein to the contrary, written acceptance of a particular deliverable does not foreclose Department's remedies in the event deficiencies in the deliverable cannot be readily measured at the time of delivery.

6. Acceptance of Deliverables.

- a. Acceptance Process. All deliverables must be received and accepted in writing by Department's Grant Manager before payment. The Grantee shall work diligently to correct all deficiencies in the deliverable that remain outstanding, within a reasonable time at Grantee's expense. If Department's Grant Manager does not accept the deliverables within 30 days of receipt, they will be deemed rejected.
- b. Rejection of Deliverables. The Department reserves the right to reject deliverables, as outlined in the Grant Work Plan, as incomplete, inadequate, or unacceptable due, in whole or in part, to Grantee's lack of satisfactory performance under the terms of this Agreement. The Grantee's efforts to correct the rejected deliverables will be at Grantee's sole expense. Failure to fulfill the applicable technical requirements or complete all tasks or activities in accordance with the Grant Work Plan will result in rejection of the deliverable and the associated invoice. Payment for the rejected deliverable will not be issued unless the rejected deliverable is made acceptable to Department in accordance with the Agreement requirements. The Department, at its option, may allow additional time within which Grantee may remedy the objections noted by Department. The Grantee's failure to make adequate or acceptable deliverables after a reasonable opportunity to do so shall constitute an event of default.

7. Financial Consequences for Nonperformance.

- a. Withholding Payment. In addition to the specific consequences explained in the Grant Work Plan and/or Special Terms and Conditions, the State of Florida (State) reserves the right to withhold payment when the Grantee has failed to perform/comply with provisions of this Agreement. None of the financial consequences for nonperformance in this Agreement as more fully described in the Grant Work Plan shall be considered penalties.
- b. Invoice reduction
If Grantee does not meet a deadline for any deliverable, the Department will reduce the invoice by 1% for each day the deadline is missed, unless an extension is approved in writing by the Department.
- c. Corrective Action Plan. If Grantee fails to correct all the deficiencies in a rejected deliverable within the specified timeframe, Department may, in its sole discretion, request that a proposed Corrective Action Plan (CAP) be submitted by Grantee to Department. The Department requests that Grantee specify the outstanding deficiencies in the CAP. All CAPs must be able to be implemented and performed in no more than sixty (60) calendar days.
 - i. The Grantee shall submit a CAP within ten (10) days of the date of the written request from Department. The CAP shall be sent to the Department's Grant Manager for review and approval. Within ten (10) days of receipt of a CAP, Department shall notify Grantee in writing whether the CAP proposed has been accepted. If the CAP is not accepted, Grantee shall have ten (10) days from receipt of Department letter rejecting the proposal to submit a revised proposed CAP. Failure to obtain Department approval of a CAP as specified above may result in Department's termination of this Agreement for cause as authorized in this Agreement.
 - ii. Upon Department's notice of acceptance of a proposed CAP, Grantee shall have ten (10) days to commence implementation of the accepted plan. Acceptance of the proposed CAP by Department does not relieve Grantee of any of its obligations under the Agreement. In the event the CAP fails to correct or eliminate performance deficiencies by Grantee, Department shall retain the right to

require additional or further remedial steps, or to terminate this Agreement for failure to perform. No actions approved by Department or steps taken by Grantee shall preclude Department from subsequently asserting any deficiencies in performance. The Grantee shall continue to implement the CAP until all deficiencies are corrected. Reports on the progress of the CAP will be made to Department as requested by Department's Grant Manager.

- iii. Failure to respond to a Department request for a CAP or failure to correct a deficiency in the performance of the Agreement as specified by Department may result in termination of the Agreement.

8. Payment.

- a. Payment Process. Subject to the terms and conditions established by the Agreement, the pricing per deliverable established by the Grant Work Plan, and the billing procedures established by Department, Department agrees to pay Grantee for services rendered in accordance with section 215.422, Florida Statutes (F.S.).
- b. Taxes. The Department is exempted from payment of State sales, use taxes and Federal excise taxes. The Grantee, however, shall not be exempted from paying any taxes that it is subject to, including State sales and use taxes, or for payment by Grantee to suppliers for taxes on materials used to fulfill its contractual obligations with Department. The Grantee shall not use Department's exemption number in securing such materials. The Grantee shall be responsible and liable for the payment of all its FICA/Social Security and other taxes resulting from this Agreement.
- c. Maximum Amount of Agreement. The maximum amount of compensation under this Agreement, without an amendment, is described in the Standard Grant Agreement. Any additional funds necessary for the completion of this Project are the responsibility of Grantee.
- d. Reimbursement for Costs. The Grantee shall be paid on a cost reimbursement basis for all eligible Project costs upon the completion, submittal, and approval of each deliverable identified in the Grant Work Plan. Reimbursement shall be requested on Exhibit C, Payment Request Summary Form. To be eligible for reimbursement, costs must be in compliance with laws, rules, and regulations applicable to expenditures of State funds, including, but not limited to, the Reference Guide for State Expenditures, which can be accessed at the following web address: <https://www.myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/state-agencies/reference-guide-for-state-expenditures.pdf>.
- e. Rural Communities and Rural Areas of Opportunity. If Grantee is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" (RAO) as defined in subsection 288.0656(2), F.S., such Grantee may request from the Department that all invoice payments (i.e., cost reimbursement) under this Agreement be directed to the relevant county or municipality or to the RAO itself. The Department will agree to Grantee's request if:
 - i. Grantee demonstrates that it is a county or municipality that qualifies as a "rural community" or "rural area of opportunity" under subsection 288.0656(2), F.S.;
 - ii. Grantee demonstrates current financial hardship using one (1) or more of the "economic distress" factors defined in subsection 288.0656(2)(c), F.S.;
 - iii. Grantee's performance has been verified by the Department, which has determined that Grantee is eligible for cost reimbursement and that Grantee's performance has been completed in accordance with this Agreement's terms and conditions; and
 - iv. Applicable federal and state law(s), rule(s) and regulation(s) allow for such payments.This subsection may not be construed to alter or limit any other applicable provisions of federal or state law, rule, or regulation. A current list of Florida's designated RAOs can be accessed at the following web address: <https://floridajobs.org/community-planning-and-development/rural-community-programs/rural-areas-of-opportunity>.
- f. Invoice Detail. All charges for services rendered or for reimbursement of expenses authorized by Department pursuant to the Grant Work Plan shall be submitted to Department in sufficient detail for a proper pre-audit and post-audit to be performed. The Grantee shall only invoice Department for deliverables that are completed in accordance with the Grant Work Plan.
- g. State Funds Documentation. Pursuant to section 216.1366, F.S., if Contractor meets the definition of a non-profit organization under section 215.97(2)(m), F.S., Contractor must provide the Department with documentation that indicates the amount of state funds:
 - i. Allocated to be used during the full term of the contract or agreement for remuneration to any member of the board of directors or an officer of Contractor.
 - ii. Allocated under each payment by the public agency to be used for remuneration of any member of the board of directors or an officer of the Contractor.

The documentation must indicate the amounts and recipients of the remuneration. Such information must be posted on the State's the contract tracking system and maintained pursuant to section 215.985, F.S., and must be posted on the Contractor's website, if Contractor maintains a website.

- h. Interim Payments. Interim payments may be made by Department, at its discretion, if the completion of deliverables to date have first been accepted in writing by Department's Grant Manager.
- i. Final Payment Request. A final payment request should be submitted to Department no later than sixty (60) days following the expiration date of the Agreement to ensure the availability of funds for payment. However, all work performed pursuant to the Grant Work Plan must be performed on or before the expiration date of the Agreement.
- j. Annual Appropriation Contingency. The State's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Legislature. This Agreement is not a commitment of future appropriations. Authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of Department if the Legislature reduces or eliminates appropriations.
- k. Interest Rates. All interest rates charged under the Agreement shall be calculated on the prevailing rate used by the State Board of Administration. To obtain the applicable interest rate, please refer to: <https://www.myfloridacfo.com/division/aa/local-governments/judgement-interest-rates>.
- l. Refund of Payments to the Department. Any balance of unobligated funds that have been advanced or paid must be refunded to Department. Any funds paid in excess of the amount to which Grantee or subgrantee is entitled under the terms of the Agreement must be refunded to Department. If this Agreement is funded with federal funds and the Department is required to refund the federal government, the Grantee shall refund the Department its share of those funds.

9. Documentation Required for Cost Reimbursement Grant Agreements and Match.

If Cost Reimbursement or Match is authorized in Attachment 2, Special Terms and Conditions, the following conditions apply. Supporting documentation must be provided to substantiate cost reimbursement or match requirements for the following budget categories:

- a. Salary/Wages. Grantee shall list personnel involved, position classification, direct salary rates, and hours spent on the Project in accordance with Attachment 3, Grant Work Plan in their documentation for reimbursement or match requirements.
- b. Overhead/Indirect/General and Administrative Costs. If Grantee is being reimbursed for or claiming match for multipliers, all multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by Grantee exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate.
- c. Contractual Costs (Subcontractors). Match or reimbursement requests for payments to subcontractors must be substantiated by copies of invoices with backup documentation identical to that required from Grantee. Subcontracts which involve payments for direct salaries shall clearly identify the personnel involved, salary rate per hour, and hours spent on the Project. All eligible multipliers used (i.e., fringe benefits, overhead, indirect, and/or general and administrative rates) shall be supported by audit. If Department determines that multipliers charged by any subcontractor exceeded the rates supported by audit, Grantee shall be required to reimburse such funds to Department within thirty (30) days of written notification. Interest shall be charged on the excessive rate. Nonconsumable and/or nonexpendable personal property or equipment costing \$5,000 or more purchased for the Project under a subcontract is subject to the requirements set forth in chapters 273 and/or 274, F.S., and Chapter 69I-72, Florida Administrative Code (F.A.C.) and/or Chapter 69I-73, F.A.C., as applicable. The Grantee shall be responsible for maintaining appropriate property records for any subcontracts that include the purchase of equipment as part of the delivery of services. The Grantee shall comply with this requirement and ensure its subcontracts issued under this Agreement, if any, impose this requirement, in writing, on its subcontractors.
 - i. For fixed-price (vendor) subcontracts, the following provisions shall apply: The Grantee may award, on a competitive basis, fixed-price subcontracts to consultants/contractors in performing the work described in Attachment 3, Grant Work Plan. Invoices submitted to Department for fixed-price subcontracted activities shall be supported with a copy of the subcontractor's invoice and a copy of the tabulation form for the competitive procurement process (e.g., Invitation to Bid, Request for Proposals, or other similar competitive procurement document) resulting in the fixed-price subcontract. The Grantee may request approval from Department to award a fixed-price subcontract resulting from procurement methods other than those identified above. In this instance, Grantee shall request the advance written approval from Department's Grant Manager of the fixed price

- negotiated by Grantee. The letter of request shall be supported by a detailed budget and Scope of Services to be performed by the subcontractor. Upon receipt of Department Grant Manager's approval of the fixed-price amount, Grantee may proceed in finalizing the fixed-price subcontract.
- ii. If the procurement is subject to the Consultant's Competitive Negotiation Act under section 287.055, F.S. or the Brooks Act, Grantee must provide documentation clearly evidencing it has complied with the statutory or federal requirements.
 - d. Travel. All requests for match or reimbursement of travel expenses shall be in accordance with section 112.061, F.S.
 - e. Direct Purchase Equipment. For the purposes of this Agreement, Equipment is defined as capital outlay costing \$5,000 or more. Match or reimbursement for Grantee's direct purchase of equipment is subject to specific approval of Department, and does not include any equipment purchased under the delivery of services to be completed by a subcontractor. Include copies of invoices or receipts to document purchases, and a properly completed Exhibit B, Property Reporting Form.
 - f. Rental/Lease of Equipment. Match or reimbursement requests for rental/lease of equipment must include copies of invoices or receipts to document charges.
 - g. Miscellaneous/Other Expenses. If miscellaneous or other expenses, such as materials, supplies, non-excluded phone expenses, reproduction, or mailing, are reimbursable or available for match or reimbursement under the terms of this Agreement, the documentation supporting these expenses must be itemized and include copies of receipts or invoices. Additionally, independent of Grantee's contract obligations to its subcontractor, Department shall not reimburse any of the following types of charges: cell phone usage; attorney's fees or court costs; civil or administrative penalties; or handling fees, such as set percent overages associated with purchasing supplies or equipment.
 - h. Land Acquisition. Reimbursement for the costs associated with acquiring interest and/or rights to real property (including access rights through ingress/egress easements, leases, license agreements, or other site access agreements; and/or obtaining record title ownership of real property through purchase) must be supported by the following, as applicable: Copies of Property Appraisals, Environmental Site Assessments, Surveys and Legal Descriptions, Boundary Maps, Acreage Certification, Title Search Reports, Title Insurance, Closing Statements/Documents, Deeds, Leases, Easements, License Agreements, or other legal instrument documenting acquired property interest and/or rights. If land acquisition costs are used to meet match requirements, Grantee agrees that those funds shall not be used as match for any other Agreement supported by State or Federal funds.

10. Status Reports.

The Grantee shall submit status reports quarterly, unless otherwise specified in the Attachments, on Exhibit A, Progress Report Form, to Department's Grant Manager describing the work performed during the reporting period, problems encountered, problem resolutions, scheduled updates, and proposed work for the next reporting period. Quarterly status reports are due no later than twenty (20) days following the completion of the quarterly reporting period. For the purposes of this reporting requirement, the quarterly reporting periods end on March 31, June 30, September 30 and December 31. The Department will review the required reports submitted by Grantee within thirty (30) days.

11. Retainage.

The following provisions apply if Department withholds retainage under this Agreement:

- a. The Department reserves the right to establish the amount and application of retainage on the work performed under this Agreement up to the maximum percentage described in Attachment 2, Special Terms and Conditions. Retainage may be withheld from each payment to Grantee pending satisfactory completion of work and approval of all deliverables.
- b. If Grantee fails to perform the requested work or fails to perform the work in a satisfactory manner, Grantee shall forfeit its right to payment of the retainage associated with the work. Failure to perform includes, but is not limited to, failure to submit the required deliverables or failure to provide adequate documentation that the work was actually performed. The Department shall provide written notification to Grantee of the failure to perform that shall result in retainage forfeiture. If the Grantee does not correct the failure to perform within the timeframe stated in Department's notice, the retainage will be forfeited to Department.
- c. No retainage shall be released or paid for incomplete work while this Agreement is suspended.
- d. Except as otherwise provided above, Grantee shall be paid the retainage associated with the work, provided Grantee has completed the work and submits an invoice for retainage held in accordance with the invoicing procedures under this Agreement.

12. Insurance.

- a. Insurance Requirements for Sub-Grantees and/or Subcontractors. The Grantee shall require its sub-grantees and/or subcontractors, if any, to maintain insurance coverage of such types and with such terms and limits as described in this Agreement. The Grantee shall require all its sub-grantees and/or subcontractors, if any, to make compliance with the insurance requirements of this Agreement a condition of all contracts that are related to this Agreement. Sub-grantees and/or subcontractors must provide proof of insurance upon request.
- b. Deductibles. The Department shall be exempt from, and in no way liable for, any sums of money representing a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Grantee providing such insurance.
- c. Proof of Insurance. Upon execution of this Agreement, Grantee shall provide Department documentation demonstrating the existence and amount for each type of applicable insurance coverage *prior to* performance of any work under this Agreement. Upon receipt of written request from Department, Grantee shall furnish Department with proof of applicable insurance coverage by standard form certificates of insurance, a self-insured authorization, or other certification of self-insurance.
- d. Duty to Maintain Coverage. In the event that any applicable coverage is cancelled by the insurer for any reason, or if Grantee cannot get adequate coverage, Grantee shall immediately notify Department of such cancellation and shall obtain adequate replacement coverage conforming to the requirements herein and provide proof of such replacement coverage within ten (10) days after the cancellation of coverage.
- e. Insurance Trust. If the Grantee's insurance is provided through an insurance trust, the Grantee shall instead add the Department of Environmental Protection, its employees, and officers as an additional covered party everywhere the Agreement requires them to be added as an additional insured.

13. Termination.

- a. Termination for Convenience. When it is in the State's best interest, Department may, at its sole discretion, terminate the Agreement in whole or in part by giving 30 days' written notice to Grantee. The Department shall notify Grantee of the termination for convenience with instructions as to the effective date of termination or the specific stage of work at which the Agreement is to be terminated. The Grantee must submit all invoices for work to be paid under this Agreement within thirty (30) days of the effective date of termination. The Department shall not pay any invoices received after thirty (30) days of the effective date of termination.
- b. Termination for Cause. The Department may terminate this Agreement if any of the events of default described in the Events of Default provisions below occur or in the event that Grantee fails to fulfill any of its other obligations under this Agreement. If, after termination, it is determined that Grantee was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of Department. The rights and remedies of Department in this clause are in addition to any other rights and remedies provided by law or under this Agreement.
- c. Grantee Obligations upon Notice of Termination. After receipt of a notice of termination or partial termination unless as otherwise directed by Department, Grantee shall not furnish any service or deliverable on the date, and to the extent specified, in the notice. However, Grantee shall continue work on any portion of the Agreement not terminated. If the Agreement is terminated before performance is completed, Grantee shall be paid only for that work satisfactorily performed for which costs can be substantiated. The Grantee shall not be entitled to recover any cancellation charges or lost profits.
- d. Continuation of Prepaid Services. If Department has paid for any services prior to the expiration, cancellation, or termination of the Agreement, Grantee shall continue to provide Department with those services for which it has already been paid or, at Department's discretion, Grantee shall provide a refund for services that have been paid for but not rendered.
- e. Transition of Services Upon Termination, Expiration, or Cancellation of the Agreement. If services provided under the Agreement are being transitioned to another provider(s), Grantee shall assist in the smooth transition of Agreement services to the subsequent provider(s). This requirement is at a minimum an affirmative obligation to cooperate with the new provider(s), however additional requirements may be outlined in the Grant Work Plan. The Grantee shall not perform any services after Agreement expiration or termination, except as necessary to complete the transition or continued portion of the Agreement, if any.

14. Notice of Default.

If Grantee defaults in the performance of any covenant or obligation contained in the Agreement, including, any of the events of default, Department shall provide notice to Grantee and an opportunity to cure that is reasonable under the circumstances. This notice shall state the nature of the failure to perform and provide a time certain for correcting the failure. The notice will also provide that, should the Grantee fail to perform within the time provided, Grantee will be found in default, and Department may terminate the Agreement effective as of the date of receipt of the default notice.

15. Events of Default.

Provided such failure is not the fault of Department or outside the reasonable control of Grantee, the following non-exclusive list of events, acts, or omissions, shall constitute events of default:

- a. The commitment of any material breach of this Agreement by Grantee, including failure to timely deliver a material deliverable, failure to perform the minimal level of services required for a deliverable, discontinuance of the performance of the work, failure to resume work that has been discontinued within a reasonable time after notice to do so, or abandonment of the Agreement;
- b. The commitment of any material misrepresentation or omission in any materials, or discovery by the Department of such, made by the Grantee in this Agreement or in its application for funding;
- c. Failure to submit any of the reports required by this Agreement or having submitted any report with incorrect, incomplete, or insufficient information;
- d. Failure to honor any term of the Agreement;
- e. Failure to abide by any statutory, regulatory, or licensing requirement, including an entry of an order revoking the certificate of authority granted to the Grantee by a state or other licensing authority;
- f. Failure to pay any and all entities, individuals, and furnishing labor or materials, or failure to make payment to any other entities as required by this Agreement;
- g. Employment of an unauthorized alien in the performance of the work, in violation of Section 274 (A) of the Immigration and Nationality Act;
- h. Failure to maintain the insurance required by this Agreement;
- i. One or more of the following circumstances, uncorrected for more than thirty (30) days unless, within the specified 30-day period, Grantee (including its receiver or trustee in bankruptcy) provides to Department adequate assurances, reasonably acceptable to Department, of its continuing ability and willingness to fulfill its obligations under the Agreement:
 - i. Entry of an order for relief under Title 11 of the United States Code;
 - ii. The making by Grantee of a general assignment for the benefit of creditors;
 - iii. The appointment of a general receiver or trustee in bankruptcy of Grantee's business or property; and/or
 - iv. An action by Grantee under any state insolvency or similar law for the purpose of its bankruptcy, reorganization, or liquidation.

16. Suspension of Work.

The Department may, in its sole discretion, suspend any or all activities under the Agreement, at any time, when it is in the best interest of the State to do so. The Department shall provide Grantee written notice outlining the particulars of suspension. Examples of reasons for suspension include, but are not limited to, budgetary constraints, declaration of emergency, or other such circumstances. After receiving a suspension notice, Grantee shall comply with the notice. Within 90 days, or any longer period agreed to by the parties, Department shall either: (1) issue a notice authorizing resumption of work, at which time activity shall resume; or (2) terminate the Agreement. If the Agreement is terminated after 30 days of suspension, the notice of suspension shall be deemed to satisfy the thirty (30) days' notice required for a notice of termination for convenience. Suspension of work shall not entitle Grantee to any additional compensation.

17. Force Majeure.

The Grantee shall not be responsible for delay resulting from its failure to perform if neither the fault nor the negligence of Grantee or its employees or agents contributed to the delay and the delay is due directly to acts of God, wars, acts of public enemies, strikes, fires, floods, or other similar cause wholly beyond Grantee's control, or for any of the foregoing that affect subcontractors or suppliers if no alternate source of supply is available to Grantee. In case of any delay Grantee believes is excusable, Grantee shall notify Department in writing of the delay or potential delay and describe the cause of the delay either (1) within ten days after the cause that creates or will create the delay first arose, if Grantee could reasonably foresee that a delay could occur as a result; or (2) if delay is not reasonably foreseeable, within five days after the date Grantee first had reason to believe that a delay could result. **THE FOREGOING SHALL CONSTITUTE THE GRANTEE'S SOLE REMEDY OR EXCUSE WITH RESPECT TO DELAY.** Providing notice in strict accordance with this paragraph is a condition precedent to such remedy. No claim for damages, other than for an extension of time, shall be asserted against Department. The Grantee shall not be entitled to an increase in the Agreement price or payment of any kind from Department for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of delay, disruption, interference, or hindrance from any cause whatsoever. If performance is suspended or delayed, in whole or in part, due to any of the causes described in this paragraph, after the causes have ceased to exist Grantee shall perform at no increased cost, unless Department determines, in its sole

discretion, that the delay will significantly impair the value of the Agreement to Department, in which case Department may: (1) accept allocated performance or deliveries from Grantee, provided that Grantee grants preferential treatment to Department with respect to products subjected to allocation; (2) contract with other sources (without recourse to and by Grantee for the related costs and expenses) to replace all or part of the products or services that are the subject of the delay, which purchases may be deducted from the Agreement quantity; or (3) terminate Agreement in whole or in part.

18. Indemnification.

- a. The Grantee shall be fully liable for the actions of its agents, employees, partners, or subcontractors and shall fully indemnify, defend, and hold harmless Department and its officers, agents, and employees, from suits, actions, damages, and costs of every name and description arising from or relating to:
 - i. personal injury and damage to real or personal tangible property alleged to be caused in whole or in part by Grantee, its agents, employees, partners, or subcontractors; provided, however, that Grantee shall not indemnify for that portion of any loss or damages proximately caused by the negligent act or omission of Department;
 - ii. the Grantee's breach of this Agreement or the negligent acts or omissions of Grantee.
- b. The Grantee's obligations under the preceding paragraph with respect to any legal action are contingent upon Department giving Grantee: (1) written notice of any action or threatened action; (2) the opportunity to take over and settle or defend any such action at Grantee's sole expense; and (3) assistance in defending the action at Grantee's sole expense. The Grantee shall not be liable for any cost, expense, or compromise incurred or made by Department in any legal action without Grantee's prior written consent, which shall not be unreasonably withheld.
- c. Notwithstanding sections a. and b. above, the following is the sole indemnification provision that applies to Grantees that are governmental entities: Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing contained herein shall constitute a waiver by either party of its sovereign immunity or the provisions of section 768.28, F.S. Further, nothing herein shall be construed as consent by a state agency or subdivision of the State to be sued by third parties in any matter arising out of any contract or this Agreement.
- d. No provision in this Agreement shall require Department to hold harmless or indemnify Grantee, insure or assume liability for Grantee's negligence, waive Department's sovereign immunity under the laws of Florida, or otherwise impose liability on Department for which it would not otherwise be responsible. Any provision, implication or suggestion to the contrary is null and void.

19. Limitation of Liability.

The Department's liability for any claim arising from this Agreement is limited to compensatory damages in an amount no greater than the sum of the unpaid balance of compensation due for goods or services rendered pursuant to and in compliance with the terms of the Agreement. Such liability is further limited to a cap of \$100,000.

20. Remedies.

Nothing in this Agreement shall be construed to make Grantee liable for force majeure events. Nothing in this Agreement, including financial consequences for nonperformance, shall limit Department's right to pursue its remedies for other types of damages under the Agreement, at law or in equity. The Department may, in addition to other remedies available to it, at law or in equity and upon notice to Grantee, retain such monies from amounts due Grantee as may be necessary to satisfy any claim for damages, penalties, costs and the like asserted by or against it.

21. Waiver.

The delay or failure by Department to exercise or enforce any of its rights under this Agreement shall not constitute or be deemed a waiver of Department's right thereafter to enforce those rights, nor shall any single or partial exercise of any such right preclude any other or further exercise thereof or the exercise of any other right.

22. Statutory Notices Relating to Unauthorized Employment and Subcontracts.

- a. The Department shall consider the employment by any Grantee of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If Grantee/subcontractor knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of this Agreement. The Grantee shall be responsible for including this provision in all subcontracts with private organizations issued as a result of this Agreement.
- b. Pursuant to sections 287.133, 287.134, and 287.137 F.S., the following restrictions apply to persons placed on the convicted vendor list, discriminatory vendor list, or the antitrust violator vendor list:
 - i. Public Entity Crime. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may

not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in section 287.017, F.S., for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

- ii. **Discriminatory Vendors.** An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.
- iii. **Antitrust Violator Vendors.** A person or an affiliate who has been placed on the antitrust violator vendor list following a conviction or being held civilly liable for an antitrust violation may not submit a bid, proposal, or reply on any contract to provide any good or services to a public entity; may not submit a bid, proposal, or reply on any contract with a public entity for the construction or repair of a public building or public work; may not submit a bid, proposal, or reply on leases of real property to a public entity; may not be awarded or perform work as a Grantee, supplier, subcontractor, or consultant under a contract with a public entity; and may not transact new business with a public entity.
- iv. **Notification.** The Grantee shall notify Department if it or any of its suppliers, subcontractors, or consultants have been placed on the convicted vendor list, the discriminatory vendor list, or antitrust violator vendor list during the life of the Agreement. The Florida Department of Management Services is responsible for maintaining the discriminatory vendor list and the antitrust violator vendor list and posts the list on its website. Questions regarding the discriminatory vendor list or antitrust violator vendor list may be directed to the Florida Department of Management Services, Office of Supplier Diversity, at (850) 487-0915.

23. Compliance with Federal, State and Local Laws.

- a. The Grantee and all its agents shall comply with all federal, state and local regulations, including, but not limited to, nondiscrimination, wages, social security, workers' compensation, licenses, and registration requirements. The Grantee shall include this provision in all subcontracts issued as a result of this Agreement.
- b. No person, on the grounds of race, creed, color, religion, national origin, age, gender, or disability, shall be excluded from participation in; be denied the proceeds or benefits of; or be otherwise subjected to discrimination in performance of this Agreement.
- c. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
- d. Any dispute concerning performance of the Agreement shall be processed as described herein. Jurisdiction for any damages arising under the terms of the Agreement will be in the courts of the State, and venue will be in the Second Judicial Circuit, in and for Leon County. Except as otherwise provided by law, the parties agree to be responsible for their own attorney fees incurred in connection with disputes arising under the terms of this Agreement.

24. Build America, Buy America Act (BABA) - Infrastructure Projects with Federal Funding.

This provision does not apply to Agreements that are wholly funded by Coronavirus State and Local Fiscal Recovery Funds under the American Rescue Plan Act. Also, this provision does not apply where there is a valid waiver in place. However, the provision may apply to funds expended before the waiver or after expiration of the waiver.

If applicable, Recipients or Subrecipients of an award of Federal financial assistance from a program for infrastructure are required to comply with the Build America, Buy America Act (BABA), including the following provisions:

- a. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
- b. All manufactured products used in the project are produced in the United States--this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

- c. All construction materials are manufactured in the United States-this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

25. Investing in America

Grantees of an award for construction projects in whole or in part by the Bipartisan Infrastructure Law or the Inflation Reduction Act, including the following provision:

a. Signage Requirements

a. Investing in America Emblem: The recipient will ensure that a sign is placed at construction sites supported in whole or in part by this award displaying the official Investing in America emblem and must identify the project as a "project funded by President Biden's Bipartisan Infrastructure Law" or "project funded by President Biden's Inflation Reduction Act" as applicable. The sign must be placed at construction sites in an easily visible location that can be directly linked to the work taking place and must be maintained in good condition throughout the construction period.

The recipient will ensure compliance with the guidelines and design specifications provided by EPA for using the official Investing in America emblem available at:

<https://www.epa.gov/invest/investing-america-signage>.

b. Procuring Signs: Consistent with section 6002 of RCRA, 42 U.S.C. 6962, and 2 CFR 200.323, recipients are encouraged to use recycled or recovered materials when procuring signs. Signage costs are considered an allowable cost under this assistance agreement provided that the costs associated with signage are reasonable. Additionally, to increase public awareness of projects serving communities where English is not the predominant language, recipients are encouraged to translate the language on signs (excluding the official Investing in America emblem or EPA logo or seal) into the appropriate non-English language(s). The costs of such translation are allowable, provided the costs are reasonable.

26. Scrutinized Companies.

- a. Grantee certifies that it is not on the Scrutinized Companies that Boycott Israel List or engaged in a boycott of Israel. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies that Boycott Israel List or is engaged in the boycott of Israel during the term of the Agreement.
- b. If this Agreement is for more than one million dollars, the Grantee certifies that it is also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in section 287.135, F.S. Pursuant to section 287.135, F.S., the Department may immediately terminate this Agreement at its sole option if the Grantee is found to have submitted a false certification; or if the Grantee is placed on the Scrutinized Companies with Activities in Sudan List, or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria during the term of the Agreement.
- c. As provided in subsection 287.135(8), F.S., if federal law ceases to authorize these contracting prohibitions, then they shall become inoperative.

27. Lobbying and Integrity.

The Grantee agrees that no funds received by it under this Agreement will be expended for the purpose of lobbying the Legislature or a State agency pursuant to section 216.347, F.S., except that pursuant to the requirements of section 287.058(6), F.S., during the term of any executed agreement between Grantee and the State, Grantee may lobby the executive or legislative branch concerning the scope of services, performance, term, or compensation regarding that agreement. The Grantee shall comply with sections 11.062 and 216.347, F.S.

28. Record Keeping.

The Grantee shall maintain books, records and documents directly pertinent to performance under this Agreement in accordance with United States generally accepted accounting principles (US GAAP) consistently applied. The Department, the State, or their authorized representatives shall have access to such records for audit purposes during

the term of this Agreement and for five (5) years following the completion date or termination of the Agreement. In the event that any work is subcontracted, Grantee shall similarly require each subcontractor to maintain and allow access to such records for audit purposes. Upon request of Department's Inspector General, or other authorized State official, Grantee shall provide any type of information the Inspector General deems relevant to Grantee's integrity or responsibility. Such information may include, but shall not be limited to, Grantee's business or financial records, documents, or files of any type or form that refer to or relate to Agreement. The Grantee shall retain such records for the longer of: (1) three years after the expiration of the Agreement; or (2) the period required by the General Records Schedules maintained by the Florida Department of State (available at: <http://dos.myflorida.com/library-archives/records-management/general-records-schedules/>).

29. Audits.

- a. Inspector General. The Grantee understands its duty, pursuant to section 20.055(5), F.S., to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing. The Grantee will comply with this duty and ensure that its sub-grantees and/or subcontractors issued under this Agreement, if any, impose this requirement, in writing, on its sub-grantees and/or subcontractors, respectively.
- b. Physical Access and Inspection. Department personnel shall be given access to and may observe and inspect work being performed under this Agreement, with reasonable notice and during normal business hours, including by any of the following methods:
 - i. Grantee shall provide access to any location or facility on which Grantee is performing work, or storing or staging equipment, materials or documents;
 - ii. Grantee shall permit inspection of any facility, equipment, practices, or operations required in performance of any work pursuant to this Agreement; and,
 - iii. Grantee shall allow and facilitate sampling and monitoring of any substances, soils, materials or parameters at any location reasonable or necessary to assure compliance with any work or legal requirements pursuant to this Agreement.
- c. Special Audit Requirements. The Grantee shall comply with the applicable provisions contained in Attachment 5, Special Audit Requirements. Each amendment that authorizes a funding increase or decrease shall include an updated copy of Exhibit 1, to Attachment 5. If Department fails to provide an updated copy of Exhibit 1 to include in each amendment that authorizes a funding increase or decrease, Grantee shall request one from the Department's Grants Manager. The Grantee shall consider the type of financial assistance (federal and/or state) identified in Attachment 5, Exhibit 1 and determine whether the terms of Federal and/or Florida Single Audit Act Requirements may further apply to lower tier transactions that may be a result of this Agreement. For federal financial assistance, Grantee shall utilize the guidance provided under 2 CFR §200.331 for determining whether the relationship represents that of a subrecipient or vendor. For State financial assistance, Grantee shall utilize the form entitled "Checklist for Nonstate Organizations Recipient/Subrecipient vs Vendor Determination" (form number DFS-A2-NS) that can be found under the "Links/Forms" section appearing at the following website: <https://apps.fldfs.com/fsaa>.
- d. Proof of Transactions. In addition to documentation provided to support cost reimbursement as described herein, Department may periodically request additional proof of a transaction to evaluate the appropriateness of costs to the Agreement pursuant to State guidelines (including cost allocation guidelines) and federal, if applicable. Allowable costs and uniform administrative requirements for federal programs can be found under 2 CFR 200. The Department may also request a cost allocation plan in support of its multipliers (overhead, indirect, general administrative costs, and fringe benefits). The Grantee must provide the additional proof within thirty (30) days of such request.
- e. No Commingling of Funds. The accounting systems for all Grantees must ensure that these funds are not commingled with funds from other agencies. Funds from each agency must be accounted for separately. Grantees are prohibited from commingling funds on either a program-by-program or a project-by-project basis. Funds specifically budgeted and/or received for one project may not be used to support another project. Where a Grantee's, or subrecipient's, accounting system cannot comply with this requirement, Grantee, or subrecipient, shall establish a system to provide adequate fund accountability for each project it has been awarded.
 - i. If Department finds that these funds have been commingled, Department shall have the right to demand a refund, either in whole or in part, of the funds provided to Grantee under this Agreement for non-compliance with the material terms of this Agreement. The Grantee, upon such written notification from Department shall refund, and shall forthwith pay to Department, the amount of money demanded by Department. Interest on any refund shall be calculated based on the prevailing rate used by the State Board of Administration. Interest shall be calculated from the date(s) the

original payment(s) are received from Department by Grantee to the date repayment is made by Grantee to Department.

- ii. In the event that the Grantee recovers costs, incurred under this Agreement and reimbursed by Department, from another source(s), Grantee shall reimburse Department for all recovered funds originally provided under this Agreement and interest shall be charged for those recovered costs as calculated on from the date(s) the payment(s) are recovered by Grantee to the date repayment is made to Department.
- iii. Notwithstanding the requirements of this section, the above restrictions on commingling funds do not apply to agreements where payments are made purely on a cost reimbursement basis.

30. Conflict of Interest.

The Grantee covenants that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of services required.

31. Independent Contractor.

The Grantee is an independent contractor and is not an employee or agent of Department.

32. Subcontracting.

- a. Unless otherwise specified in the Special Terms and Conditions, all services contracted for are to be performed solely by Grantee.
- b. The Department may, for cause, require the replacement of any Grantee employee, subcontractor, or agent. For cause, includes, but is not limited to, technical or training qualifications, quality of work, change in security status, or non-compliance with an applicable Department policy or other requirement.
- c. The Department may, for cause, deny access to Department's secure information or any facility by any Grantee employee, subcontractor, or agent.
- d. The Department's actions under paragraphs b. or c. shall not relieve Grantee of its obligation to perform all work in compliance with the Agreement. The Grantee shall be responsible for the payment of all monies due under any subcontract. The Department shall not be liable to any subcontractor for any expenses or liabilities incurred under any subcontract and Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under any subcontract.
- e. The Department will not deny Grantee's employees, subcontractors, or agents access to meetings within the Department's facilities, unless the basis of Department's denial is safety or security considerations.
- f. The Department supports diversity in its procurement program and requests that all subcontracting opportunities afforded by this Agreement embrace diversity enthusiastically. The award of subcontracts should reflect the full diversity of the citizens of the State. A list of minority-owned firms that could be offered subcontracting opportunities may be obtained by contacting the Office of Supplier Diversity at (850) 487-0915.
- g. The Grantee shall not be liable for any excess costs for a failure to perform, if the failure to perform is caused by the default of a subcontractor at any tier, and if the cause of the default is completely beyond the control of both Grantee and the subcontractor(s), and without the fault or negligence of either, unless the subcontracted products or services were obtainable from other sources in sufficient time for Grantee to meet the required delivery schedule.

33. Guarantee of Parent Company.

If Grantee is a subsidiary of another corporation or other business entity, Grantee asserts that its parent company will guarantee all of the obligations of Grantee for purposes of fulfilling the obligations of Agreement. In the event Grantee is sold during the period the Agreement is in effect, Grantee agrees that it will be a requirement of sale that the new parent company guarantee all of the obligations of Grantee.

34. Survival.

The respective obligations of the parties, which by their nature would continue beyond the termination or expiration of this Agreement, including without limitation, the obligations regarding confidentiality, proprietary interests, and public records, shall survive termination, cancellation, or expiration of this Agreement.

35. Third Parties.

The Department shall not be deemed to assume any liability for the acts, failures to act or negligence of Grantee, its agents, servants, and employees, nor shall Grantee disclaim its own negligence to Department or any third party. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties. If Department consents to a subcontract, Grantee will specifically disclose that this Agreement does not create any third-party rights. Further, no third parties shall rely upon any of the rights and obligations created under this Agreement.

36. Severability.

If a court of competent jurisdiction deems any term or condition herein void or unenforceable, the other provisions are severable to that void provision, and shall remain in full force and effect.

37. Grantee's Employees, Subcontractors and Agents.

All Grantee employees, subcontractors, or agents performing work under the Agreement shall be properly trained technicians who meet or exceed any specified training qualifications. Upon request, Grantee shall furnish a copy of technical certification or other proof of qualification. All employees, subcontractors, or agents performing work under Agreement must comply with all security and administrative requirements of Department and shall comply with all controlling laws and regulations relevant to the services they are providing under the Agreement.

38. Assignment.

The Grantee shall not sell, assign, or transfer any of its rights, duties, or obligations under the Agreement, or under any purchase order issued pursuant to the Agreement, without the prior written consent of Department. In the event of any assignment, Grantee remains secondarily liable for performance of the Agreement, unless Department expressly waives such secondary liability. The Department may assign the Agreement with prior written notice to Grantee of its intent to do so.

39. Compensation Report.

If this Agreement is a sole-source, public-private agreement or if the Grantee, through this agreement with the State, annually receive 50% or more of their budget from the State or from a combination of State and Federal funds, the Grantee shall provide an annual report, including the most recent IRS Form 990, detailing the total compensation for the entities' executive leadership teams. Total compensation shall include salary, bonuses, cashed-in leave, cash equivalents, severance pay, retirement benefits, deferred compensation, real-property gifts, and any other payout. The Grantee must also inform the Department of any changes in total executive compensation between the annual reports. All compensation reports must indicate what percent of compensation comes directly from the State or Federal allocations to the Grantee.

40. Execution in Counterparts and Authority to Sign.

This Agreement, any amendments, and/or change orders related to the Agreement, may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Terms and Conditions
AGREEMENT NO. 24PLN39**

ATTACHMENT 2

These Special Terms and Conditions shall be read together with general terms outlined in the Standard Terms and Conditions, Attachment 1. Where in conflict, these more specific terms shall apply.

1. Scope of Work.

The Project funded under this Agreement is Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan. The Project is defined in more detail in Attachment 3, Grant Work Plan.

2. Duration.

- a. Reimbursement Period. The reimbursement period for this Agreement is the same as the term of the Agreement.
- b. Extensions. There are extensions available for this Project.
- c. Service Periods. Additional service periods may be added in accordance with 2.a above and are contingent upon proper and satisfactory technical and administrative performance by the Grantee and the availability of funding.

3. Payment Provisions.

- a. Compensation. This is a cost reimbursement Agreement. The Grantee shall be compensated under this Agreement as described in Attachment 3.
- b. Invoicing. Invoicing will occur as indicated in Attachment 3.
- c. Advance Pay. Advance Pay is authorized under this Agreement.

4. Cost Eligible for Reimbursement or Matching Requirements.

Reimbursement for costs or availability for costs to meet matching requirements shall be limited to the following budget categories, as defined in the Reference Guide for State Expenditures, as indicated:

<u>Reimbursement</u>	<u>Match</u>	<u>Category</u>
<input type="checkbox"/>	<input type="checkbox"/>	Salaries/Wages
		Overhead/Indirect/General and Administrative Costs:
<input type="checkbox"/>	<input type="checkbox"/>	a. Fringe Benefits, N/A.
<input type="checkbox"/>	<input type="checkbox"/>	b. Indirect Costs, N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractual (Subcontractors)
<input type="checkbox"/>	<input type="checkbox"/>	Travel, in accordance with Section 112, F.S.
<input type="checkbox"/>	<input type="checkbox"/>	Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Rental/Lease of Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Miscellaneous/Other Expenses
<input type="checkbox"/>	<input type="checkbox"/>	Land Acquisition

5. Equipment Purchase.

No Equipment purchases shall be funded under this Agreement.

6. Land Acquisition.

There will be no Land Acquisitions funded under this Agreement.

7. Match Requirements

There is no match required on the part of the Grantee under this Agreement.

8. Insurance Requirements

Required Coverage. At all times during the Agreement the Grantee, at its sole expense, shall maintain insurance coverage of such types and with such terms and limits described below. The limits of coverage under each policy maintained by the Grantee shall not be interpreted as limiting the Grantee's liability and obligations under the Agreement. All insurance policies shall be through insurers licensed and authorized to issue policies in Florida, or alternatively, Grantee may provide coverage through a self-insurance program established and operating under the laws of Florida. Additional insurance requirements for this Agreement may be required elsewhere in this Agreement, however the minimum insurance requirements applicable to this Agreement are:

a. **Commercial General Liability Insurance.**

The Grantee shall provide adequate commercial general liability insurance coverage and hold such liability insurance at all times during the Agreement. The Department, its employees, and officers shall be named as an additional insured on any general liability policies. The minimum limits shall be \$250,000 for each occurrence and \$500,000 policy aggregate.

b. **Commercial Automobile Insurance.**

If the Grantee's duties include the use of a commercial vehicle, the Grantee shall maintain automobile liability, bodily injury, and property damage coverage. Insuring clauses for both bodily injury and property damage shall provide coverage on an occurrence basis. The Department, its employees, and officers shall be named as an additional insured on any automobile insurance policy. The minimum limits shall be as follows:

\$200,000/300,000	Automobile Liability for Company-Owned Vehicles, if applicable
\$200,000/300,000	Hired and Non-owned Automobile Liability Coverage

c. **Workers' Compensation and Employer's Liability Coverage.**

The Grantee shall provide workers' compensation, in accordance with Chapter 440, F.S. and employer liability coverage with minimum limits of \$100,000 per accident, \$100,000 per person, and \$500,000 policy aggregate. Such policies shall cover all employees engaged in any work under the Grant.

d. **Other Insurance.** None.

9. Quality Assurance Requirements.

There are no special Quality Assurance requirements under this Agreement.

10. Retainage.

No retainage is required under this Agreement.

11. Subcontracting.

The Grantee may subcontract work under this Agreement without the prior written consent of the Department's Grant Manager except for certain fixed-price subcontracts pursuant to this Agreement, which require prior approval. The Grantee shall submit a copy of the executed subcontract to the Department prior to submitting any invoices for subcontracted work. Regardless of any subcontract, the Grantee is ultimately responsible for all work to be performed under this Agreement.

12. State-owned Land.

The work will not be performed on State-owned land.

13. Office of Policy and Budget Reporting.

There are no special Office of Policy and Budget reporting requirements for this Agreement.

14. Common Carrier.

- a. Applicable to contracts with a common carrier – firm/person/corporation that as a regular business transports people or commodities from place to place. If applicable, Contractor must also fill out and return PUR 1808 before contract execution. If Contractor is a common carrier pursuant to section 908.111(1)(a), Florida Statutes, the Department will terminate this contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.
- b. Applicable to solicitations for a common carrier – Before contract execution, the winning Contractor(s) must fill out and return PUR 1808, and attest that it is not willfully providing any service in furtherance of transporting a person into this state knowing that the person unlawfully present in the United States according to the terms of the federal Immigration and Nationality Act, 8 U.S.C. ss. 1101 et seq. The

Department will terminate a contract immediately if Contractor is found to be in violation of the law or the attestation in PUR 1808.

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT WORK PLAN
AGREEMENT NO. 24PLN39**

ATTACHMENT 3

PROJECT TITLE: Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan

PROJECT LOCATION: The Project is located in the Town of Montverde within Lake County, Florida.

PROJECT DESCRIPTION:

The Town of Montverde (Grantee) will complete the Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan Project (Project) to include a comprehensive Vulnerability Assessment (VA) pursuant to Section 380.093, Florida Statutes (F.S.), as well as develop an Adaptation Plan.

TASKS AND DELIVERABLES:

Task 1: Identify Vulnerability Assessment Data Standards

Description: The Grantee will identify the data standards, to include the sea level rise scenarios and planning horizons, needed to perform the VA based on the requirements as defined in Section 380.093, F.S. The data standards must be pursuant to the requirements that are defined in s. 380.093, F.S., as of the date of beginning data collection efforts.

Deliverables: Prior to conducting the work for the Project, the Grantee will provide the following:

- **1.1:** The proposed data standards (sea level rise scenarios and planning horizons) to be used in the VA. **This is a no cost deliverable.**

Task 2: Kick Off Meeting

Description: The Grantee will develop an overall project management plan and address initial actions and then conduct a kick-off meeting for the project. Meeting attendees will discuss the project scope, project goals, schedule, key milestones, and deliverables in order to develop a consistent project approach.

Deliverables: The Grantee will provide the following:

- **2.1:** Meeting agenda to include location, date, and time of meeting;
- **2.2:** Meeting sign-in sheets or attendance records with attendee names and affiliation;
- **2.3:** A copy of the presentation(s) and any materials created for distribution at the meeting, as applicable; and
- **2.4:** Kick-off meeting minutes, which documents all decisions and agreed upon outcomes of the meeting.

Task 3: Acquire Background Data

Description: The Grantee will research and compile the data needed to perform the VA based on the requirements as defined in Section 380.093, F.S. Three main categories of data are required to perform a VA: 1) critical and regionally significant asset inventory, 2) topographic data, and 3) flood scenario-related data. GIS metadata should incorporate a layer for each of the four asset classes as defined in paragraphs 380.093(2)(a)1-4, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program's

DEP Agreement No.: 24PLN39

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GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata. Sea level rise projection data shall include the 2017 National Oceanic and Atmospheric Administration (NOAA) intermediate-high and intermediate-low projections (or the projection(s) required by Section 380.093, F.S.) for 2040 and 2070 (or the planning horizons selected in consultation with the Department in the “Identify Vulnerability Assessment Data Standards” task) at a minimum. Other projections can be used at the Grantees discretion so long as additional scenarios do not require additional funds. Storm surge data used must be equal to or exceed the 100-year return period (1% annual chance) flood event. In the process of researching background data, the Grantee shall identify data gaps, where missing data or low-quality information may limit the VA’s extent or reduce the accuracy of the results. The Grantee shall rectify any gaps of necessary data.

Deliverables: The Grantee will provide the following:

- **3.1:** A technical report to outline the data compiled and findings of the gap analysis;
- **3.2:** A summary report to include recommendations to address the identified data gaps and actions taken to rectify them, if applicable; and
- **3.3:** GIS files with appropriate metadata of the data compiled, to include locations of critical assets owned or maintained by the Grantee as well as regionally significant assets that are classified and as defined in paragraphs 380.093(2)(a)1-4, F.S.

Task 4: Exposure Analysis

Description: The Grantee will perform an exposure analysis to identify the depth of water caused by each sea level rise, storm surge, and/or flood scenario. The water surface depths (i.e. flood scenarios) used to evaluate assets shall include the following data: tidal flooding, current and future storm surge flooding, rainfall-induced flooding, and compound flooding, all as applicable, as well as the scenarios and standards used for the exposure analysis shall be pursuant to s. 380.093, F.S. GIS files and associated metadata must adhere to the Resilient Florida Program’s GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following:

- **4.1:** A draft VA report that provides details on the modeling process, type of models utilized, and resulting tables and maps illustrating flood depths for each flood scenario; and
- **4.2:** GIS files with results of the exposure analysis for each flood scenario as well as the appropriate metadata that identifies the methods used to create the flood layers.

Task 5: Sensitivity Analysis

Description: The Grantee will perform the sensitivity analysis to measure the impact of flooding on assets and to apply the data from the exposure analysis to the inventory of critical assets created in the Acquire Background Data Task. The sensitivity analysis should include an evaluation of the impact of flood severity on each asset class and at each flood scenario and assign a risk level based on percentages of land area inundated and number of critical assets affected.

Deliverables: The Grantee will provide the following:

- **5.1:** An updated draft VA report that provides details on the findings of the exposure analysis and the sensitivity analysis, and includes visual presentation of the data via maps and tables, based on the statutorily-required scenarios and standards; and

- **5.2:** An initial list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset.

Task 6: Identify Focus Areas

Description: The Grantee will identify focus areas following the guidelines in Chapter 2 of the Florida Adaptation Planning Guidebook. Based on the exposure and sensitivity analyses, the Grantee may assign focus areas to locations or assets that are particularly vulnerable and require the development of adaptation strategies. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following:

- **6.1:** A report summarizing the areas identified as focus areas, with justification for choosing each area;
- **6.2:** Tables listing each focus area with any critical assets that are contained inside the focus area;
- **6.3:** Maps illustrating the location of each focus area compared to the location of all critical assets within the geographic extent of the study; and
- **6.4:** GIS files and associated metadata illustrating geographic boundaries of the identified focus areas.

Task 7: Final Vulnerability Assessment Report, Maps, and Tables

Description: The Grantee will finalize the VA report pursuant to the requirements in s. 380.093, F.S. The final VA must include all results from the exposure and sensitivity analyses, as well as a summary of identified risks and assigned focus areas. It should contain a list of critical and regionally significant assets that are impacted by flooding and sea-level rise, specifying for each asset the flood scenario(s) impacting the asset. GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (Exhibit I), and raw data sources shall be defined within the associated metadata.

Deliverables: The Grantee will provide the following:

- **7.1:** Final VA Report that provides details on the results and conclusions, including illustrations via maps and tables, based on the statutorily-required scenarios and standards in s. 380.093, F.S.;
- **7.2:** A final list of critical and regionally significant assets that are impacted by flooding. The list of critical and regionally significant assets must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset;
- **7.3:** All electronic mapping data used to illustrate flooding and sea level rise impacts identified in the VA, to include the geospatial data in an electronic file format and GIS metadata; and
- **7.4** A signed Vulnerability Assessment Compliance Checklist Certification.

Task 8: Public Presentation

Description: The Grantee will present the final VA results to local governing boards, technical committees, or other appropriate officers and elected officials. The purpose of the presentation is to share the findings from the final VA and provide recommendations of actions for adaptation strategies and future project funding. The presentation will also inform the public of the results and the future risk of sea level rise and increased flooding and encourage community participation when identifying mitigation strategies to

address the flooding vulnerabilities. The Grantee will prepare all social media notifications, meeting invitations, meeting materials, presentations, and graphics utilized during the meeting, as applicable.

Deliverables: The Grantee will provide the following:

- **8.1:** Meeting agendas to include location, date, and time of meeting;
- **8.2:** Meeting sign-in sheets with attendee names and affiliation (i.e. local stakeholder, resident, local government staff);
- **8.3:** A copy of the presentation(s) and any materials created in preparation of or for distribution at the meeting (i.e. social media posts, public announcements, graphics), as applicable;
- **8.4:** A copy of the file or weblink of the video or audio recording from the meeting, if applicable; and
- **8.5:** A summary report including attendee input and meeting outcomes.

Task 9: Local Mitigation Strategy

Description: The results of the Vulnerability Assessment can be used to inform a Local Mitigation Strategy (LMS) as required by the Florida Division of Emergency Management (FDEM). The LMS is usually developed at the county level and serves to reduce the risks associated with natural and man-made disasters, including sea level rise. The Grantee will work with the Local Mitigation Strategy Working Group (LMSWG) to ensure the Vulnerability Assessment Report is in alignment with the existing county LMS Plan and will be utilized during the planning process of future county LMS Plan updates.

Deliverables: The Grantee will provide a letter to the Department and FDEM Mitigation Bureau Planning Unit, signed by the LMSWG Chair, or Designee, to include the following: Vulnerability Assessment Report will be incorporated as a reference in updating the next iteration of the LMS Plan, i.e., utilized in the next five-year update; Vulnerability Assessment Report will be included as an appendix to the next iteration of the LMS Plan; and the entity/entities that composed the VA report will be involved with the LMSWG through any of the following: at a minimum, be added to the contact list, attend meetings, participate in the planning process of the next major update; participate in the adoption of the LMS plan; and submit projects to the LMSWG to be included on LMS Prioritized Project List.

Task 10: Adaptation Plan

Description: The Grantee will complete an Adaptation Plan (AP) that is consistent with the Florida Adaptation Planning Guidebook and includes the following: assessment of adaptive capacities, prioritization of adaptation needs, and identification of adaptation strategies. The Grantee may also include optional subtasks such as identifying adaptation action areas, stakeholder engagement, and integrating the proposed AP into existing APs. The AP will also include a list of prioritized projects for each asset class as defined in subsection 380.093(2), F.S., for consideration and implementation.

Deliverables: The Grantee will provide the final Adaptation Plan or Report.

PERFORMANCE MEASURES: The Grantee will submit all deliverables for each task to the Department's Grant Manager on or before the Task Due Date listed in the Project Timeline. The deliverables for each task must be submitted in chronological order, with the exception of the "Conduct Steering Committee Meetings" and "Peril of Flood Compliance" tasks, if included. Grantees must have received a Deliverable Acceptance Letter from the Department's Grant Manager prior to submitting any

subsequent deliverables. The Department's Grant Manager will review the deliverable(s) to verify that they meet the specifications in the Grant Work Plan and the task description, to include any work being performed by any subcontractor(s), and will provide written acceptance or denial of the deliverable(s) to the Grantee within thirty (30) calendar days. Tasks may include multiple deliverables to be completed. The Department will accept partial and full deliverables. Incomplete deliverables will not be accepted. A "partial deliverable" is defined as a deliverable consisting of one (1) or more (but not all) subcomponents listed in the deliverable list for a single task, where such subcomponent(s) are delivered to the Department at one hundred percent (100%) completion. A "full deliverable" is defined as a deliverable comprising all subcomponents listed in the deliverable list for a single task, all delivered to the Department at one hundred percent (100%) completion. An "incomplete deliverable" is defined as a deliverable for which one hundred percent (100%) completion has not been achieved for any of the subcomponents listed in the deliverable list for a single task. A task is considered one hundred percent (100%) complete upon the Department's receipt and approval of all deliverable(s) listed within the task and the Department's approval provided by the Deliverable Acceptance Letter.

CONSEQUENCES FOR NON-PERFORMANCE: For each task deliverable not received by the Department at one hundred percent (100%) completion and by the specified due date listed in the Agreement's most recent Project Timeline, the Department will reduce the relevant Task Funding Amount(s) paid to Grantee in proportion to the percentage of the deliverable(s) not fully completed and/or submitted to the Department in a timely manner.

PAYMENT REQUEST SCHEDULE: Following the Grantee's full or partial completion of a task's deliverable(s) and acceptance by the Department's Grant Manager, the Grantee may submit a payment request for cost reimbursement using the Exhibit C, Payment Request Summary Form. All payment requests must be accompanied by the Deliverable Acceptance Letter; the Exhibit A, Progress Report Form, detailing all progress made in the invoice period; and supporting fiscal documentation including match, if applicable. Interim payments will not be accepted. Payment requests will not be accepted until all required Exhibit A, Progress Report Forms, have been submitted to the Department's Grant Manager for all reporting periods dating back to the Agreement Begin Date. Upon the Department's receipt of the aforementioned documents and supporting fiscal documentation, the Department's Grant Manager will have ten (10) working days to review and approve or deny the payment request.

ADVANCE PAYMENT: For grant agreements for which full advance payment has been authorized and approved, the Grantee shall submit an invoice (i.e., payment request) to its Department Grant Manager for the expected cash needs for the initial three (3) month term of the agreement. Once the initial advance amount has been fully expended, the Grantee may request additional advance payments as needed, but no more frequently than quarterly. The Grantee shall submit all invoice documentation for each previously expended advance with each new payment request. All previous advance payment funds must be fully expended prior to initiating another request.

PROJECT TIMELINE AND BUDGET DETAIL: The tasks must be completed by, and all deliverables received by, the corresponding task due date listed in the table below. Cost-reimbursable grant funding must not exceed the budget amounts indicated below. Requests for any change(s) must be submitted prior to the current task due date listed in the Project Timeline. Requests are to be sent via email to the Department's Grant Manager, with the details of the request and the reason for the request made clear.

Task No.	Task Title	Budget Category	DEP Amount	Match Amount	Total Amount	Task Start Date	Task Due Date
1	Identify Vulnerability Assessment Data Standards	No Cost Deliverable	\$0	\$0	\$0	7/1/2023	Prior to Initiating Task 2
2	Kick Off Meeting	Contractual Services	\$5,000	\$0	\$5,000	7/1/2023	9/1/2024
3	Acquire Background Data	Contractual Services	\$30,000	\$0	\$30,000	7/1/2023	11/30/2024
4	Exposure Analysis	Contractual Services	\$25,000	\$0	\$25,000	7/1/2023	3/31/2025
5	Sensitivity Analysis	Contractual Services	\$25,000	\$0	\$25,000	7/1/2023	7/31/2025
6	Identify Focus Areas	Contractual Services	\$10,000	\$0	\$10,000	7/1/2023	9/30/2025
7	Final Vulnerability Assessment Report, Maps, and Tables	Contractual Services	\$20,000	\$0	\$20,000	7/1/2023	11/30/2025
8	Public Presentation	Contractual Services	\$5,000	\$0	\$5,000	7/1/2023	3/31/2026
9	Local Mitigation Strategy	Contractual Services	\$5,000	\$0	\$5,000	7/1/2023	3/31/2026
10	Adaptation Plan	Contractual Services	\$15,000	\$0	\$15,000	7/1/2023	3/31/2026
Total:			\$140,000	\$0	\$140,000		

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Public Records Requirements**

Attachment 4

1. Public Records.

- a. If the Agreement exceeds \$35,000.00, and if Grantee is acting on behalf of Department in its performance of services under the Agreement, Grantee must allow public access to all documents, papers, letters, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by Grantee in conjunction with the Agreement (Public Records), unless the Public Records are exempt from section 24(a) of Article I of the Florida Constitution or section 119.07(1), F.S.
- b. The Department may unilaterally terminate the Agreement if Grantee refuses to allow public access to Public Records as required by law.

2. Additional Public Records Duties of Section 119.0701, F.S., If Applicable.

For the purposes of this paragraph, the term "contract" means the "Agreement." If Grantee is a "contractor" as defined in section 119.0701(1)(a), F.S., the following provisions apply and the contractor shall:

- a. Keep and maintain Public Records required by Department to perform the service.
- b. Upon request, provide Department with a copy of requested Public Records or allow the Public Records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law.
- c. A contractor who fails to provide the Public Records to Department within a reasonable time may be subject to penalties under section 119.10, F.S.
- d. Ensure that Public Records that are exempt or confidential and exempt from Public Records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the Public Records to Department.
- e. Upon completion of the contract, transfer, at no cost, to Department all Public Records in possession of the contractor or keep and maintain Public Records required by Department to perform the service. If the contractor transfers all Public Records to Department upon completion of the contract, the contractor shall destroy any duplicate Public Records that are exempt or confidential and exempt from Public Records disclosure requirements. If the contractor keeps and maintains Public Records upon completion of the contract, the contractor shall meet all applicable requirements for retaining Public Records. All Public Records stored electronically must be provided to Department, upon request from Department's custodian of Public Records, in a format specified by Department as compatible with the information technology systems of Department. These formatting requirements are satisfied by using the data formats as authorized in the contract or Microsoft Word, Outlook, Adobe, or Excel, and any software formats the contractor is authorized to access.
- f. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, CONTACT THE DEPARTMENT'S CUSTODIAN OF PUBLIC RECORDS AT:**

Telephone: (850) 245-2118
Email: public.services@floridadep.gov
Mailing Address: Department of Environmental Protection
ATTN: Office of Ombudsman and Public Services
Public Records Request
3900 Commonwealth Boulevard, MS 49
Tallahassee, Florida 32399

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Special Audit Requirements
(State and Federal Financial Assistance)**

Attachment 5

The administration of resources awarded by the Department of Environmental Protection (*which may be referred to as the "Department", "DEP", "FDEP" or "Grantor", or other name in the agreement*) to the recipient (*which may be referred to as the "Recipient", "Grantee" or other name in the agreement*) may be subject to audits and/or monitoring by the Department of Environmental Protection, as described in this attachment.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and Section 215.97, F.S., as revised (see "AUDITS" below), monitoring procedures may include, but not be limited to, on-site visits by DEP Department staff, limited scope audits as defined by 2 CFR 200.425, or other procedures. By entering into this Agreement, the recipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Department of Environmental Protection. In the event the Department of Environmental Protection determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by the Department to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the recipient is a State or local government or a non-profit organization as defined in 2 CFR §200.330

1. A recipient that expends \$750,000 or more in Federal awards in its fiscal year, must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F. EXHIBIT 1 to this Attachment indicates Federal funds awarded through the Department of Environmental Protection by this Agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department of Environmental Protection. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR 200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR Part 200.514 will meet the requirements of this part.
2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR 200.508-512.
3. A recipient that expends less than \$750,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR Part 200, Subpart F-Audit Requirements. If the recipient expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F-Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other federal entities).
4. The recipient may access information regarding the Catalog of Federal Domestic Assistance (CFDA) via the internet at <https://sam.gov/content/assistance-listings>.

PART II: STATE FUNDED

This part is applicable if the recipient is a nonstate entity as defined by Section 215.97(2), Florida Statutes.

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of \$750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department of Environmental Protection by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the Department of Environmental Protection, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for Federal program matching requirements.
2. In connection with the audit requirements addressed in Part II, paragraph 1; the recipient shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the recipient expends less than \$750,000 in state financial assistance in its fiscal year (for fiscal year ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the recipient expends less than \$750,000 in state financial assistance in its fiscal year, and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, the cost of the audit must be paid from the non-state entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than State entities).
4. For information regarding the Florida Catalog of State Financial Assistance (CSFA), a recipient should access the Florida Single Audit Act website located at <https://apps.fldfs.com/fsaa> for assistance. In addition to the above websites, the following websites may be accessed for information: Legislature's Website at <http://www.leg.state.fl.us/Welcome/index.cfm>, State of Florida's website at <http://www.myflorida.com/>, Department of Financial Services' Website at <http://www.fldfs.com/> and the Auditor General's Website at <http://www.myflorida.com/audgen/>.

PART III: OTHER AUDIT REQUIREMENTS

(NOTE: This part would be used to specify any additional audit requirements imposed by the State awarding entity that are solely a matter of that State awarding entity's policy (i.e., the audit is not required by Federal or State laws and is not in conflict with other Federal or State audit requirements). Pursuant to Section 215.97(8), Florida Statutes, State agencies may conduct or arrange for audits of State financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State awarding agency must arrange for funding the full cost of such additional audits.)

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with 2 CFR Part 200, Subpart F-Audit Requirements, and required by PART I of this form shall be submitted, when required by 2 CFR 200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR 200.36 and 200.512
 - A. The Federal Audit Clearinghouse designated in 2 CFR §200.501(a) (the number of copies required by 2 CFR §200.501(a) should be submitted to the Federal Audit Clearinghouse), at the following address:

By Mail:

Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132

Submissions of the Single Audit reporting package for fiscal periods ending on or after January 1, 2008, must be submitted using the Federal Clearinghouse's Internet Data Entry System which can be found at <http://harvester.census.gov/facweb/>

2. Copies of financial reporting packages required by PART II of this Attachment shall be submitted by or on behalf of the recipient directly to each of the following:

- A. The Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

- B. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (<http://flauditor.gov/>) provides instructions for filing an electronic copy of a financial reporting package.

3. Copies of reports or management letters required by PART III of this Attachment shall be submitted by or on behalf of the recipient directly to the Department of Environmental Protection at one of the following addresses:

By Mail:

Audit Director
Florida Department of Environmental Protection
Office of Inspector General, MS 40
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Electronically:

FDEPSingleAudit@dep.state.fl.us

4. Any reports, management letters, or other information required to be submitted to the Department of Environmental Protection pursuant to this Agreement shall be submitted timely in accordance with 2 CFR 200.512, section 215.97, F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

5. Recipients, when submitting financial reporting packages to the Department of Environmental Protection for audits done in accordance with 2 CFR 200, Subpart F-Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (non and for-profit organizations), Rules of the Auditor General, should indicate the date and the reporting package was delivered to the recipient correspondence accompanying the reporting package.

PART V: RECORD RETENTION

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award and this Agreement for a period of **five (5)** years from the date the audit report is issued, and shall allow the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General access to such records upon request. The recipient shall ensure that audit working papers are made available to the Department of Environmental Protection, or its designee, Chief Financial Officer, or Auditor General upon request for a period of **three (3)** years from the date the audit report is issued, unless extended in writing by the Department of Environmental Protection.

EXHIBIT -1

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Note: If the resources awarded to the recipient represent more than one federal program, provide the same information shown below for each federal program and show total federal resources awarded

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:				
Federal Program	Federal Agency	CFDA Number	CFDA Title	State Appropriation Category
Federal Program A				
				Funding Amount \$
Federal Program B				
				Funding Amount \$

Note: Of the resources awarded to the recipient represent more than one federal program, list applicable compliance requirements for each federal program in the same manner as shown below:

Federal Program	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
Federal Program A	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	
Federal Program B	First Compliance requirement: i.e.: (what services of purposes resources must be used for)	
	Second Compliance requirement: i.e.: (eligibility requirement for recipients of the resources)	
	Etc.	
	Etc.	

Note: If the resources awarded to the recipient for matching represent more than one federal program, provide the same information shown below for each federal program and show total state resources awarded for matching.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:				
Federal Program A	Federal Agency	CFDA	CFDA Title	Funding Amount
Federal Program B	Federal Agency	CFDA	CFDA Title	Funding Amount

Note: If the resources awarded to the recipient represent more than one state project, provide the same information shown below for each state project and show total state financial assistance awarded that is subject to section 215.97, F.S.

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:				
State Program A	State Awarding Agency	State Fiscal Year ¹	CSFA Number	CSFA Title or Funding Source Description
Original Award	Florida Department of Environmental Protection	23/24	37.098	Resilient Florida Programs
State Program B	State Awarding Agency	State Fiscal Year ²	CSFA Number	CSFA Title or Funding Source Description

Total Award	\$140,000.00
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Note: List applicable compliance requirement in the same manner as illustrated above for federal resources. For matching resources provided by the Department for DEP for federal programs, the requirements might be similar to the requirements for the applicable federal programs. Also, to the extent that different requirements pertain to different amount for the non-federal resources, there may be more than one grouping (i.e. 1, 2, 3, etc.) listed under this category.

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) [<https://isam.gov/content/assistance-listings>] and/or the Florida Catalog of State Financial Assistance (CSFA) [<https://apps.fldfs.com/fsaa/searchCatalog.aspx>], and State Projects Compliance Supplement (Part Four: State Projects Compliance Supplement [https://apps.fldfs.com/fsaa/state_project_compliance.aspx]). The

¹ Subject to change by Change Order.

² Subject to change by Change Order.

services/purposes for which the funds are to be used are included in the Agreement's Grant Work Plan. Any match required by the Recipient is clearly indicated in the Agreement.

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
PROGRAM-SPECIFIC REQUIREMENTS
RESILIENT FLORIDA PROGRAM

ATTACHMENT 6

1. Sea Level Impact Projection Study Requirement. If a state-funded construction project is located within an area where a Sea Level Impact Protection (SLIP) study is required pursuant to the relevant Florida Statute (s. 161.551, *Florida Statutes* (F.S.), before July 1, 2024; s. 380.0937, F.S., beginning July 1, 2024, and thereafter), the Grantee is responsible for conducting such a SLIP study and submitting the resulting report to the Department. The SLIP study report must be received by the Department, approved by the Department, and published on the Department's website for at least thirty (30) days before construction can commence. Upon submission to the Department, SLIP study reports must meet all relevant statutory requirements, as well as the then-current standards and criteria indicated in Chapter 62S-7, *Florida Administrative Code*.
2. Permits. The Grantee acknowledges that receipt of this grant does not imply nor guarantee that a federal, state, or local permit will be issued for a particular activity. The Grantee agrees to ensure that all necessary permits are obtained prior to implementation of any grant-funded activity that may fall under applicable federal, state, or local laws. Further, the Grantee shall abide by all terms and conditions of each applicable permit for any grant-funded activity. Upon request, the Grantee must provide a copy of all acquired and approved permits for the project.
3. Attachment 3, Grant Work Plan, Performance Measures. All deliverables and reports submitted to the Department should be submitted electronically and must be compliant with the Americans with Disabilities Act, also known as "508 Compliant," in all formats provided.
4. Copyright, Patent and Trademark. The Department reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, for state government purposes:
 - a. The copyright in any work developed under this Agreement; and
 - b. Any rights or copyright to which the Grantee or subcontractor purchases ownership with grant support.
5. Grant funds may not be used to support ongoing efforts to comply with certain legal requirements or actions that were unanticipated, non-existent, or unknown to the Department at the time of this Agreement's execution, including regulatory and permit compliance requirements, non-compliance and citation fees, fees resulting from unanticipated permit conditions, settlement agreements, and compliance with formal or informal enforcement actions to resolve violations of applicable rules and statutes (including consent orders, Closed Without Official Enforcement agreements, and similar enforcement actions). Grant funds may be utilized to support ongoing efforts to comply with permit-required conditions, as approved by the Resilient Florida Program (e.g., pre-, during-, and post-construction monitoring and mitigation efforts).
6. Funding Source. With the exception of audiovisuals not intended for presentation to the general public that are produced either as research instruments or for documenting experimentation or findings (unless otherwise required under the special terms of this Agreement), Grantee agrees to include the Department's logo (which can be found on the Department's website at: <https://floridadep.gov> or by contacting the Grant Manager for a copy) on all publications, printed reports, maps, audiovisuals (including videos, slides, and websites), and similar materials, as well as the following language:

"This work was funded in part through a grant agreement from the Florida Department of Environmental Protection's Office of Resilience and Coastal Protection Resilient Florida Program. The views, statements,

findings, conclusions, and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the State of Florida or any of its subagencies.”

The next printed line must identify the month and year of the publication.

7. Final Project Report. The Grantee must submit Exhibit F, Final Project Report Form, prior to requesting final payment. The Final Project Report may be submitted in lieu of the final quarterly status report, only in instances where the next quarterly report falls after the project's completion date.
8. Project Photos. The Grantee must submit Exhibit G, Photo Release Form, with the first submission of deliverables and reports (Exhibit A and F) that include photos.
9. Contractual Services. For all grant agreements that include Contractual Services as an expenditure category, the Grantee must submit Exhibit H, Contractual Services Certification, and all required supporting documentation for all contractors conducting work under the grant agreement, prior to requesting payment that includes contractual services.
10. Vulnerability Assessments. For all Planning grant agreements (Resilient Florida Grant Program and Regional Resilience Entities), the Grantee must submit Exhibit I, Vulnerability Assessment Compliance Checklist Certification, with the final grant deliverable(s).
11. Geographic Information System (GIS) files and associated metadata. All GIS files and associated metadata must adhere to the Resilient Florida Program's GIS Data Standards (found on the Resilient Florida Program website: <https://floridadep.gov/rcp/resilient-florida-program/documents/resilient-florida-program-gis-data-standards>), and raw data sources shall be defined within the associated metadata.
12. State and Local Fiscal Recovery Funds. For all grant agreements funded with the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) under the American Rescue Plan Act, the Grantee must submit the SLFRF Reporting Requirements Form upon execution of the grant agreement.

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
EXHIBIT A
PROGRESS REPORT FORM**

The current **Exhibit A, Progress Report Form** for the Resilient Florida Program grant agreements can be found on the Department's website at the link below. Each payment request must be submitted on the current form. The Department will notify grantees of any substantial changes to Exhibit A that occur during the grant agreement period.

<https://floridadep.gov/Resilient-Florida-Program/Grants>

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
EXHIBIT C
PAYMENT REQUEST SUMMARY FORM**

The current **Exhibit C, Payment Request Summary Form** for the Resilient Florida Program grant agreements can be found on the Department's website at the link below. Each payment request must be submitted on the current form. The Department will notify grantees of any substantial changes to Exhibit C that occur during the grant agreement period.

<https://floridadep.gov/Resilient-Florida-Program/Grants>

EXHIBIT F

DEP AGREEMENT NO. 24PLN39

**TOWN OF MONTVERDE COMPREHENSIVE VULNERABILITY ASSESSMENT AND
ADAPTATION PLAN**

TOWN OF MONTVERDE

Final Project Report



Insert Month & Year

This report is funded in part through a grant agreement from the Florida Department of Environmental Protection. The views, statements, findings, conclusions, and recommendations expressed herein are those of the author(s) and do not necessarily reflect the views of the State of Florida or any of its subagencies.

Exhibit F, DEP Agreement # 24PLN39

Page 1

6/30/2023

Part I. Executive Summary

Part II. Methodology

Part III. Outcome

Include the following: 1) evaluation of project's ability to meet goals and expected performance measures and provide explanation for why goals were not met, if applicable; 2) identify successful outcomes, areas for improvement, and quantifiable metrics (including the assigned metric in Exhibit A, if applicable) as a result of the project; and 3) final project photos, if an implementation construction project.

Part IV. Further Recommendations

Instructions for completing Exhibit F Final Project Report Form:

DEP AGREEMENT NO.: This is the number on your grant agreement.

GRANTEE NAME: Enter the name of the grantee's agency.

PROJECT TITLE: Enter the title shown on the first page of the grant agreement.

MONTH & YEAR: Enter month and year of publication

The final Project Report must contain the following sections: Executive Summary, Methodology, Outcome, and Further Recommendations. The Final Project Report must comply with the publication requirements in the grant agreement. Please limit the final project report to no more than five (5) pages. One electronic

copy shall be submitted to the Department's Grant Manager for approval. Final payment will be held until receipt and approval of the Final Project Report.

Questions regarding completion of the Final Project Report should be directed to the Department's Grant Manager, identified in paragraph 18 of this agreement.



Florida Department of Environmental Protection

EXHIBIT G

PHOTOGRAPHER RELEASE FORM
FOR PHOTOGRAPHS, VIDEOS, AUDIO RECORDINGS AND ARTWORKS

DEP AGREEMENT NO: 24PLN39

RELEASE FORM FOR PHOTOGRAPHS, VIDEOS, AUDIO RECORDINGS AND ARTWORKS

Owner/Submitter's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: () _____ Email: _____

License and Indemnification

I certify that I am the owner of the photograph(s), video(s), audio recording(s) and/or artwork(s) being submitted and am eighteen (18) years of age or older.

I hereby grant to the Florida Department of Environmental Protection the royalty-free and non-exclusive right to distribute, publish and use the photograph(s), video(s), audio recording(s) and art work(s) submitted herewith (the "Work") to promote the Florida Department of Environmental Protection. Uses may include, but are not limited to:

1. Promotion of FDEP (including, but limited to publications, websites, social media venues, advertisements, etc.); and
2. Distribution to the media; and
3. Use in commercial products.

The Florida Department of Environmental Protection reserves the right to use/not use any Work as deemed appropriate by the Florida Department of Environmental Protection. No Work will be returned once submitted.

I hereby acknowledge that the Florida Department of Environmental Protection shall bear no responsibility whatsoever for protecting the Work against third-party infringement of my copyright interest or other intellectual property rights or other rights I may hold in such Work, and in no way shall be responsible for any losses I may suffer as a result of any such infringement; and I hereby represent and warrant that the Work does not infringe the rights of any other individual or entity.

I hereby unconditionally release, hold harmless and indemnify the Florida Department of Environmental Protection, its employees, volunteers, and representatives of and from all claims, liabilities and losses arising out of or in connection with the Florida Department of Environmental Protection's use of the Work. This release and indemnification shall be binding upon me, and my heirs, executors, administrators and assigns.

I have read and understand the terms of this release.

Owner signature: _____ Date: _____

Photo/video/audio/artwork/recording
file name(s): _____

Location of photo/video/audio
recording/artwork: _____

Name of person accepting Work submission _____

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
CONTRACTUAL SERVICES CERTIFICATION**

Exhibit H

Required for all grant agreements that include Contractual Services as an expenditure category.

DEP Agreement Number: 24PLN39

Project Title: Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan

Grantee: Town of Montverde

Subcontractor: _____

Note: Submit separate Exhibit H Certification for each additional subcontractor.

Prior to making a request for payment of contractual services, the Grantee must provide the following to the Department Grant Manager then responsible for the Grantee's Resilient Florida Grant Program grant agreement:

1. Documentation of the Grantee's procurement process, as consistent with Attachment 1, Paragraph 9(c) and Attachment 2, Paragraph 11;
2. A list of all subcontractor quote and/or bid amounts (as applicable), including the company name and address for each subcontractor;
3. An explanation of how and why the Grantee made their determination(s) for the subcontractor(s) selected to perform certain task(s) under the Grantee's relevant grant agreement;
4. A copy of the Grantee's executed subcontract agreement, as required by Attachment 2, Paragraph 11; and
5. This Exhibit H, signed and dated by the Grantee's own (non-Departmental) grant manager.

By signing below, I certify that, on behalf of the Grantee, I have provided all the information required by items 1. through 4. of this exhibit, as stated above, to the Department Grant Manager currently responsible for the Grantee's Resilient Florida Grant Program grant agreement. I also certify that the procurement process the Grantee utilized follows all of said Grantee's non-Departmental policies and procedures for subcontractors.

Grantee's Grant Manager Signature

Print Name

Date

**STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
RESILIENT FLORIDA GRANT PROGRAM
VULNERABILITY ASSESSMENT COMPLIANCE CHECKLIST CERTIFICATION**

Exhibit I

Required for all planning grant agreements that include a comprehensive Vulnerability Assessment.

DEP Agreement Number: 24PLN39

Project Title: Town of Montverde Comprehensive Vulnerability Assessment and Adaptation Plan

Grantee: Town of Montverde

In accordance with subsection 380.093(3), F.S., the following components, scenarios, data, and information are required for a comprehensive Vulnerability Assessment (VA). The checklist must be completed and submitted with the final VA Report deliverable, pursuant to Attachment 3, Grant Work Plan. When filling out the checklist, please provide the corresponding page number in the VA or, if the item is not applicable, an explanation as to why it is not applicable. The Grantee must abide by the Department's GIS Data Standards found on the Resilient Florida Program webpage: <https://floridadep.gov/rcp/resilient-florida-program/documents/resilient-florida-program-gis-data-standards>

Part 1 – Subparagraph 380.093(3)(c)2., F.S.

Item ID	Check if Included	Item Description	Page Reference in VA Report (if applicable)
A	<input checked="" type="checkbox"/>	Final Vulnerability Assessment Report that provides details on the results and conclusions, including illustrations via maps and tables.	Appendices C - F
All electronic mapping data used to illustrate flooding and sea level rise impacts that are identified in the VA must be provided in the format consistent with the Department's GIS Data Standards and include the following three (3) items:			
B	<input checked="" type="checkbox"/>	Geospatial data in an electronic file format.	Appendix I
C	<input checked="" type="checkbox"/>	GIS metadata.	Appendix I
D	<input checked="" type="checkbox"/>	List of critical assets for each jurisdiction, including regionally significant assets, that are impacted by flooding and sea level rise. The list must be prioritized by area or immediate need and must identify which flood scenario(s) impacts each asset. Critical assets and regionally significant assets are as defined in subsection 380.093(2), F.S.	Appendix C

Part 2 – Subparagraphs 380.093(3)(d)1. and 380.093(3)(d)2., F.S.

Item ID	Check if Included	Item Description	Page Reference in VA Report (if applicable)
E	<input type="checkbox"/>	Peril of Flood Comprehensive Plan amendments developed that address paragraph 163.3178(2)(f), F.S. (if applicable) <input checked="" type="checkbox"/> Noncoastal community/Peril of Flood not required <input type="checkbox"/> Already in compliance	

Exhibit I

F	<input type="checkbox"/>	Depth of tidal flooding, including future high tide flooding. The threshold for tidal flooding is 2 feet above mean higher high water. <i>(if applicable)</i>	Not Applicable - Section 2.6.5
G	<input type="checkbox"/>	Analysis geographically displays the number of tidal flood days expected for each scenario and planning horizon. <i>(to the extent practicable)</i>	Not Applicable - Section 2.6.5
H	<input type="checkbox"/>	Depth of current and future storm surge flooding using publicly available NOAA or FEMA storm surge data. <i>(check one, if applicable)</i> <input type="checkbox"/> NOAA data <input type="checkbox"/> FEMA data	Not Applicable - Section 2.6.6
	H.1	<input type="checkbox"/> Initial storm surge event equals or exceeds current 100-year flood event. <i>(if applicable)</i>	
	H.2	<input type="checkbox"/> Higher frequency storm analyzed for exposure of a critical asset. <i>(optional, but must provide additional detail if included)</i>	
I	<input checked="" type="checkbox"/>	Rainfall-induced flooding was considered using spatiotemporal analysis or existing hydrologic and hydraulic modeling results. <i>(to the extent practicable but required if item e is noncoastal)</i>	Section 3
	I.1	<input type="checkbox"/> Future boundary conditions have been modified to consider sea level rise and high tide conditions. For rainfall-induced flood modeling, the model inputs for the 2040/2070 rainfall scenarios should use projected sea level rise/high tide conditions. <i>(if applicable)</i>	Not Applicable - Section 2.6.4
	I.2	<input checked="" type="checkbox"/> Depth of rainfall-induced flooding for 100-year storm and 500-year storm event. <i>(required if item e is noncoastal)</i>	Section 3.1.1
J	<input type="checkbox"/>	Compound flooding or the combination of tidal, storm surge, and rainfall-induced flooding. <i>(to the extent practicable)</i>	Not Applicable - Section 2.6

Part 3 – Subparagraph 380.093(3)(d)3., F.S.

Item ID	Check if Included	Item Description	Page Reference in VA Report (if applicable)
K	<input checked="" type="checkbox"/>	All analyses in North American Vertical Datum of 1988.	Section 2.5
L	<input type="checkbox"/>	Includes at least two local sea level rise scenarios, which must include the 2017 NOAA intermediate-low and intermediate-high sea level rise projections.	Not Applicable - Section 2.6.4
M	<input checked="" type="checkbox"/>	Includes at least two planning horizons, which must include years 2040 and 2070.	Section 2.6.1 - Years 2050 and 2080
N	<input type="checkbox"/>	Utilizes local sea level data that has been interpolated between the two closest NOAA tide gauges.	Not Applicable - Section 2.6.4
	N.1	<input type="checkbox"/> Local, publicly available, sea level data was taken from one of the two closest NOAA tide gauges. Data may be taken from one such gauge if the gauge has a higher mean sea level. <i>(if checked, provide Department approval).</i>	Not Applicable - Section 2.6.4

Exhibit I

2 of 3

Identify all counties and municipalities that are included in this Vulnerability Assessment:

Montverde	

I certify that, to the Grantee's knowledge, all information contained in this completed Vulnerability Assessment Compliance Checklist is true and accurate as of the date of the signature below.

Grantee's Grant Manager Signature

Print Name

Date

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Advance Payment Terms

Exhibit E

1. Advance Payments.

- a. The Grantee shall submit a written request on letterhead to the Department explaining the need for the advance payment and why the advance payment is in the best interest of the State. If the advance payment requested is beyond the expected cash needs of the entity for the initial three months of the Agreement, the Grantee must also request a waiver of this requirement by submitting a written request with justification on letterhead to the Department. Advance payment is subject to written approval from the State's Chief Financial Officer (CFO) and the Department.
- b. The CFO may identify additional requirements that must be met in order for advance payment to be authorized. If additional requirements are imposed by the CFO, the Grantee shall be notified, in writing, by the Department's Grant Manager regarding the additional requirements. Prior to releasing any advanced funds, the Grantee shall be required to provide a written acknowledgement to the Department's Grant Manager of the Grantee's acceptance of the additional requirements imposed by the CFO for release of the funds.
- c. If advance payment is authorized, the Grantee shall report, on a quarterly basis in conjunction with the Progress Report as required under in this Agreement, the amount of funds expended during the reporting period, the Agreement expenditures to date, and interest earned during the quarter, and clearly indicate the method for repayment of the interest to the Department. Expenditures shall be documented in accordance with the requirements for reimbursement identified below. Interest earned and method of repayment shall be reported on the **Advance Payment – Interest Earned Memorandum, Exhibit E1** below.
- d. The Grantee must temporarily invest the advanced funds, and return any interest income to the Department, within thirty (30) days of each calendar quarter or apply said interest income against the Department's obligation to pay, if applicable, under this Agreement. Interest earned must be returned to the Department within the timeframe identified above or invoices must be received within the same timeframe that shows the offset of the interest earned.
- e. Unused funds, and interest accrued on any unused portion of advanced funds that has not been remitted to the Department, shall be returned to the Department within sixty (60) days of Agreement completion.
- f. If an advance payment is not approved by the CFO, the Grantee shall make its reimbursement requests in accordance with the reimbursement process described in Attachment 1, Standard Terms and Conditions.

Memorandum**Florida Department of
Environmental Protection****EXHIBIT E1****Advanced Funds Expended and Interest Earned Memo*****WHEN REPORTING OR REMITTING, PLEASE RETURN A COPY OF THIS REQUEST***

TO: **Contract Manager Name**

FROM: Lydia L. Griffin, Bureau Chief
Bureau of Finance and Accounting

DATE: **MM/DD/YYYY**

SUBJECT: Advanced Funds for:
Agreement No.
Begin Date:

In accordance with Section 216.181(14)(b), Florida Statutes, the Department requires that advanced funds be deposited into an interest bearing account until all funds have been depleted. In order to update the status on the **unused portion of the advanced funds and/or interest due**, the following information is needed **no later than MM/DD/YYYY**.

Interest Due to DEP: Yes ☐ No ☐

(If No, Advanced Funds Recipient is required to report only the amount of Advanced Funds Expended or Returned to DEP.)

Project % of Completion as of **MM/DD/YY**: _____ Final Report: ☐ Yes or ☐ No

Project % of Completion as of **MM/DD/YY**: _____ Estimated Project Completion Date: _____

Initial advanced funds disbursed **MM/DD/YY** Cumulative amount of advanced funds \$ _____

1 Advanced funds principal *expended* by contractor covering period of **MM/DD/YY to MM/DD/YY** \$ _____

2 Advanced funds principal *returned* by contractor covering period of **MM/DD/YY to MM/DD/YY** \$ _____

3 Advanced funds principal balance available on hand \$ _____

4 Interest earned on advanced funds covering period of **MM/DD/YY to MM/DD/YY** \$ _____

5 Amount of interest paid to DEP as of **MM/DD/YY** \$ _____

6 Interest balance due to DEP as of **MM/DD/YY** \$ _____

Project Management Certification:

By evidence of my signature below, the above information is true and correct. I have knowledge of the work performed and the advanced funds principal on hand is needed to complete the project(s) by the Estimated Project Completion Date.

DEP Grant Manager Printed Name_____
Advanced Funds Recipient Printed Name_____
DEP Grant Manager Signature Date_____
Advanced Funds Recipient Signature Date**DEP USE ONLY**

Project Management Verification (please explain): _____

Thank you for your cooperation in providing the above information. If you have any questions, please contact the
Contract Disbursements Section at (850) 245-2465, in the Bureau of Finance & Accounting.

Memorandum

INSTRUCTIONS TO COMPLETE THE ADVANCED FUNDS EXPENDED & INTEREST EARNED MEMO:

This form should be completed by the Advanced Funds Recipient in its entirety, signed and dated by the appropriate personnel and submitted each reporting period. Please ensure each field on the form is completed according to the guidance provided.

Percentage of Project Completion must be completed, indicating the percentage of progress for the current reporting period.

Estimated Project Completion Date must be completed, indicating the anticipated project completion date in the MM/DD/YYYY format.

The Final Report indicator (Yes or No) must be completed.

If the contract states that no interest is due, quarterly reporting of the expended advanced funds is still required. Lines 1, 2, and 3 must be completed.

In all cases the lines 1, 2, and 3 reported amounts are on a cash basis for the advanced funds principal. Do not include receivables, payables, or interest previously paid to DEP.

If the grant/contract requires quarterly accrued interest payments to DEP, the advanced funds recipient must complete lines 1 through 6 for each quarterly report. Payments of interest due to DEP shall be paid within the specifications of the grant/contract. Project Management Certification: This section is to be completed by the DEP Grant Manager and the Advanced Funds Recipient to certify that the information provided on this form is true and accurately reflects the status of the advanced funds received from the Department.

Project Management Verification: This section is to be completed by the DEP Grant Manager in providing the method used to verify that the information received from the Advanced Funds Recipient is true and accurately reflects the status of the advanced funds received from the Department.

APPENDIX B: KICK-OFF MEETING MINUTES

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MEETING AGENDA



THIS MEETING DATE: August 22, 2024	NEXT MEETING DATE: TBD
TIME: 11:15 am	TIME: TBD
LOCATION: MS Teams	LOCATION: TBD
PROJECT NAME: Montverde Vulnerability Assessment	
PROJECT NUMBER: 0233076.10	
CLIENT: Town of Montverde	
MEETING CALL-IN INFORMATION (PHONE): +1 207-558-4270,,808870258# Phone conference ID: 808 870 258#	
MEETING WEB ADDRESS: MS Teams Meeting ID: 281 876 819 826 Passcode: mWDwt3	
SUBMITTED BY: Amanda C. Boone, PE	

Invited Attendees

Name	Organization	Telephone/Email	Attended (Y/N)
Paul Larino	Town of Montverde	townmanager@mymontverde.com	Yes
Scott Shannon	Woodard & Curran	SShannon@woodardcurran.com	Yes
Paul Jacques	Woodard & Curran	pjacques@woodardcurran.com	Yes
Amanda Boone	Woodard & Curran	aboone@woodardcurran.com	Yes
Morgan French	Woodard & Curran	MFrench@woodardcurran.com	No
Tami Ray	Woodard & Curran	TRay@woodardcurran.com	No
Thomas Bryant	Woodard & Curran	TBryant@woodardcurran.com	No
Carly Quinn	Woodard & Curran	cnquinn@woodardcurran.com	No
Emma Estabrook	Woodard & Curran	EEstabrook@woodardcurran.com	Yes

Agenda

1. Meeting Objectives

- Introductions
All present introduced themselves.
- Project scope & goals
Stated the goal is to complete the vulnerability assessment for Montverde in compliance with FDEP guidance.
- Project status update



To date, data has been acquired for both the model and assets. Much of the data is from a state dataset so confirmation is requested. The model is nearly assembled and will be ready soon to start assessing the impact of various rainfall events on the assets.

- d. Review of data acquired
 - i. Map of Assets (<\\woodardcurran.net\\shared\\Projects\\0233076.10 Montverde FL Vulnerability Assessment\\wip\\GIS\\Project\\Exports\\Critical Asset Inventory>)
 - ii. Missing/Not Present:
 - 1. Transportation Assets and Evacuation Routes
 - a. Airports
 - b. Bridges
 - c. Bus Terminal
 - d. Port
 - e. Rail Facilities
 - f. Railroad Bridges
 - 2. Critical Infrastructure
 - a. Stormwater Treatment Facilities
 - b. Stormwater pump stations
 - c. Electric Production and Supply Facility
 - d. Military Installations
 - 3. Critical Community and Emergency Facilities
 - a. Colleges
 - b. Universities – **They do have a private school for K-12; 17235 7th St**
 - c. Correctional Facilities
 - d. Disaster Recovery Centers
 - e. Emergency Operation Centers – **This is the town hall.**
 - f. Healthcare Facilities
 - g. Hospitals
 - h. Logistical Staging Areas
 - i. Affordable Public Housing
 - j. Risk Shelter Inventory
 - k. State Government Facilities
 - 4. Natural, Cultural, and Historical Resources
 - a. Shorelines
 - b. Cemetery – **17404 6th St right next door to town hall; museum at town hall as well**
 - iii. Specific Asset Issues
(<\\woodardcurran.net\\shared\\Projects\\0233076.10 Montverde FL Vulnerability Assessment\\wip\\GIS\\Project\\Tables\\Critical Asset Data Tracking.xlsx>)

2. Schedule, Key Milestones, and Deliverables

- a. FDEP Agreement (24PLN39) expiration: June 30, 2026
- b. Intended completion: May 2025



c. Deliverables:

- i. Meeting materials incl. public presentation
- ii. Data Summary Report
- iii. GIS Files
- iv. Vulnerability Assessment Report – draft, updated, and final
- v. Focus Area Report
- vi. Adaptation Plan

3. Discussion

- The landfill shown on the exhibit is not a landfill
- Notes taken on specific asset issues
- There is a four lakes area with a wetland that has filled in over the years; perhaps there is a project here to alleviate flooding

4. Action Items

- Send exhibits and agenda notes (W&C)
- Will need feedback on the assets (Montverde)

5. Other

15OCT24 – Follow up meeting to further review assets

For Missing/Not Present assets: Correct for 1 and 2; made notes above on 3 and 4

For 5 maps: see notes on each.

APPENDIX C: FLOOD RISK AT CRITICAL ASSETS AND CRITICAL ROADWAYS

DRAFT

TABLE C-1: FLOOD RISK CATEGORIES FOR CRITICAL ASSET EXPOSURE ANALYSIS

Flood Risk	Maximum Depth (ft), Percent Inundation (%)
Minimal	d = 0', p = 0%
Low	d < 0.5', p < 25%
Moderate	0.5' ≤ d < 1', 25% ≤ p < 50%
High	1' ≤ d < 2', 50% ≤ p < 75%
Extreme	d ≥ 2', p ≥ 75%

TABLE C-2: FLOOD RISK AT CRITICAL ASSETS (MAXIMUM INUNDATION DEPTH IN FEET OR PERCENT INUNDATION WITHIN ASSET LOCATION)

Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
6	Montverde Academy WWTF	9th Street	Private	0.00	0.00	0.00	0.00	0.00	0.00
9	UFA Well #2	Lakeside Drive	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
10	UFA Well #3	16600 Highland Avenue	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
11	FOUR LAKES AND HARBOR OAKS S/D - Well #1	Alpha Ave	Private	5.13	5.71	5.75	5.78	6.16	6.18
12	FOUR LAKES AND HARBOR OAKS S/D - Well #2	Alpha Ave	Private	5.23	5.82	5.85	5.89	6.27	6.28
17	FOUR LAKES AND HARBOR OAKS S/D - HYDROPNEUMATIC TANK	Alpha Ave	Private	5.23	5.77	5.80	5.84	6.22	6.24

Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
18	25,000 GALLON HYDROPNEUMATIC TANK	Lakeside Drive	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
19	150,000 ELEVATED STORAGE TANK	Lake Street	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
29	Private Lift Station	Porter Ave and 10th St	Private	0.00	0.00	0.00	0.00	0.08	0.14
30	Private Lift Station	9th Street	Private	0.00	0.00	0.00	0.00	0.00	0.00
31	Private Lift Station	9th Street	Private	0.00	0.00	0.00	0.00	0.00	0.00
32	Montverde Academy Lift Station 1	7th Street	Private	0.64	0.77	0.79	0.78	0.93	0.94
37	Montverde Academy Lift Station 2	7th Street	Private	0.00	0.00	0.00	0.00	0.00	0.00
38	Willow Ridge Lift Station	Blackstill Lake Rd	Municipal	1.71	3.01	3.13	3.17	3.78	3.81
1	Medical Facility Station 85 - BLDG	17105 Porter	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
2	Lake County Fire Rescue Station 85 - BLDG	17105 Porter	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 1	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 2	17235 7TH ST	Private	0.16	0.22	0.22	0.21	0.27	0.28
3	MONTVERDE ACADEMY - BLDG 3	17235 7TH ST	Private	0.33	0.37	0.38	0.36	0.43	0.43
3	MONTVERDE ACADEMY - BLDG 4	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 5	17235 7TH ST	Private	1.08	1.16	1.17	1.17	1.27	1.28
3	MONTVERDE ACADEMY - BLDG 6	17235 7TH ST	Private	0.77	0.84	0.85	0.84	0.93	0.93

Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
3	MONTVERDE ACADEMY - BLDG 7	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 8	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 9	17235 7TH ST	Private	0.76	0.87	0.88	0.84	0.96	0.97
3	MONTVERDE ACADEMY - BLDG 10	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 11	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 12	17235 7TH ST	Private	4.35	4.56	4.58	4.50	4.74	4.75
3	MONTVERDE ACADEMY - BLDG 13	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.01
3	MONTVERDE ACADEMY - BLDG 14	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 15	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.08	0.08
3	MONTVERDE ACADEMY - BLDG 16	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 17	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 18	17235 7TH ST	Private	1.32	1.43	1.44	1.44	1.56	1.57
3	MONTVERDE ACADEMY - BLDG 19	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 20	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 21	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00



Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
3	MONTVERDE ACADEMY - BLDG 22	17235 7TH ST	Private	0.34	0.43	0.44	0.44	0.54	0.55
3	MONTVERDE ACADEMY - BLDG 23	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 24	17235 7TH ST	Private	1.07	1.11	1.12	1.10	1.17	1.17
3	MONTVERDE ACADEMY - BLDG 25	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 26	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 27	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 28	17235 7TH ST	Private	0.22	0.35	0.37	0.37	0.50	0.51
3	MONTVERDE ACADEMY - BLDG 29	17235 7TH ST	Private	1.62	1.96	1.99	1.89	2.30	2.32
3	MONTVERDE ACADEMY - BLDG 30	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 31	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 32	17235 7TH ST	Private	1.42	1.70	1.71	1.57	1.84	1.85
3	MONTVERDE ACADEMY - BLDG 33	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
3	MONTVERDE ACADEMY - BLDG 34	17235 7TH ST	Private	0.00	0.00	0.00	0.00	0.00	0.00
5	MONTVERDE LIBRARY - BLDG	17105 PORTER AVE	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
7	17800 CR 455 DEBRIS STAGING AREA (MONTVERDE) - BLDG	17800 CR 455	County	0.00	0.00	0.00	0.00	0.00	0.00

Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
13	WTP #2 - BLDG 1	Lakeside Drive	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
13	WTP #2 - BLDG 2	Lakeside Drive	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
14	WTP #1 - BLDG	Lake Street	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
15	FOUR LAKES AND HARBOR OAKS S/D - WTP - BLDG	Alpha Ave	Private	6.78	7.26	7.30	7.33	7.68	7.70
16	Montverde Post Office - BLDG	17101 Porter Avenue	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
20	HARPER, R W HOMESTEAD - BLDG	17405 E PORTER AVE	Private	0.00	0.00	0.00	0.00	0.00	0.00
22	TOWN OF MONTVERDE TOWN HALL - BLDG	17404 SIXTH ST	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
23	TOWN OF MONTVERDE COMMUNITY BUILDING - BLDG	17436 DIVISION ST	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
24	TOWN OF MONTVERDE TOWN HALL - BLDG	17404 SIXTH ST	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
34	Montverde Historical Museum - BLDG	17404 SIXTH ST	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
35	Public Safety Building - BLDG	17135 Porter Ave	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
36	Emergency Operations Center - BLDG	17404 SIXTH ST	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
39	Public Works Operations Center - BLDG	0	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
28	MONTVERDE KIRK PARK	17447 5TH ST	Municipal	1.91	2.74	3.15	2.43	3.22	3.26
25	LAKE FLORENCE PARK	TENTH ST ON EAST SHORE OF LAKE FLORENCE	Municipal	68.87	71.77	75.34	74.00	77.65	77.87

Asset ID	Name	Address	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
26	OSGOOD ROAD / ABRAMS AVENUE PUBLIC BOAT RAMP (NOT RECOMMENDED)	OSGOOD ROAD / ~17208 ABRAMS AVENUE	State	22.23	23.73	23.85	24.85	25.35	25.35
27	TRUSKETT PARK	17049 LAKESIDE DR	Municipal	30.49	30.71	30.86	31.53	31.96	31.96
33	Montverde Cemetery	6th Street	Municipal	4.70	8.64	13.84	7.73	14.09	14.45

TABLE C-3: FLOOD RISK CATEGORIES FOR ROADWAYS EXPOSURE ANALYSIS

Flood Risk	% of Roadway
Minimal	p = 0
Low	p < 25
Moderate	25 ≤ p < 50
High	50 ≤ p < 75
Extreme	p ≥ 75

TABLE C-4: FLOOD RISK AT ROADWAYS (PERCENT OF ROAD SEGMENT INUNDATED)

Segment ID	Name	Evac. Route	Major Road	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
142067	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142068	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142069	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142901	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142902	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142903	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142991	SEVENTH ST	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142992	SEVENTH ST	No	Yes	County	0.00	0.00	0.40	0.00	24.02	25.26
142993	SEVENTH ST	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
142994	SEVENTH ST	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
143266	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
143327	SEVENTH ST	No	Yes	County	55.17	57.06	57.34	56.66	58.82	59.60
145130	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
145131	CR 455	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00

Segment ID	Name	Evac. Route	Major Road	Owner	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
193519	SEVENTH ST	No	Yes	County	22.78	35.95	36.60	35.70	41.17	41.50
193520	SEVENTH ST	No	Yes	County	0.00	0.00	0.00	0.00	0.00	0.00
193521	SEVENTH ST	No	Yes	County	62.09	65.43	65.99	65.54	68.89	69.02
122018	PORTER AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
122020	PORTER AVE	No	Yes	Municipal	66.47	67.66	67.76	67.36	68.75	68.86
123513	PORTER AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
207790	PORTER AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
105317	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106891	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106892	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106893	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106894	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	2.64	1.56	20.12	21.39
106895	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106896	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
106902	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00
135096	RIDGEWOOD AVE	No	Yes	Municipal	0.00	5.64	5.89	3.27	7.85	8.01
193518	RIDGEWOOD AVE	No	Yes	Municipal	0.00	0.00	0.00	0.00	0.00	0.00

APPENDIX D: CRITICAL ASSET EXPOSURE TO FLOOD RISK FIGURES

DRAFT

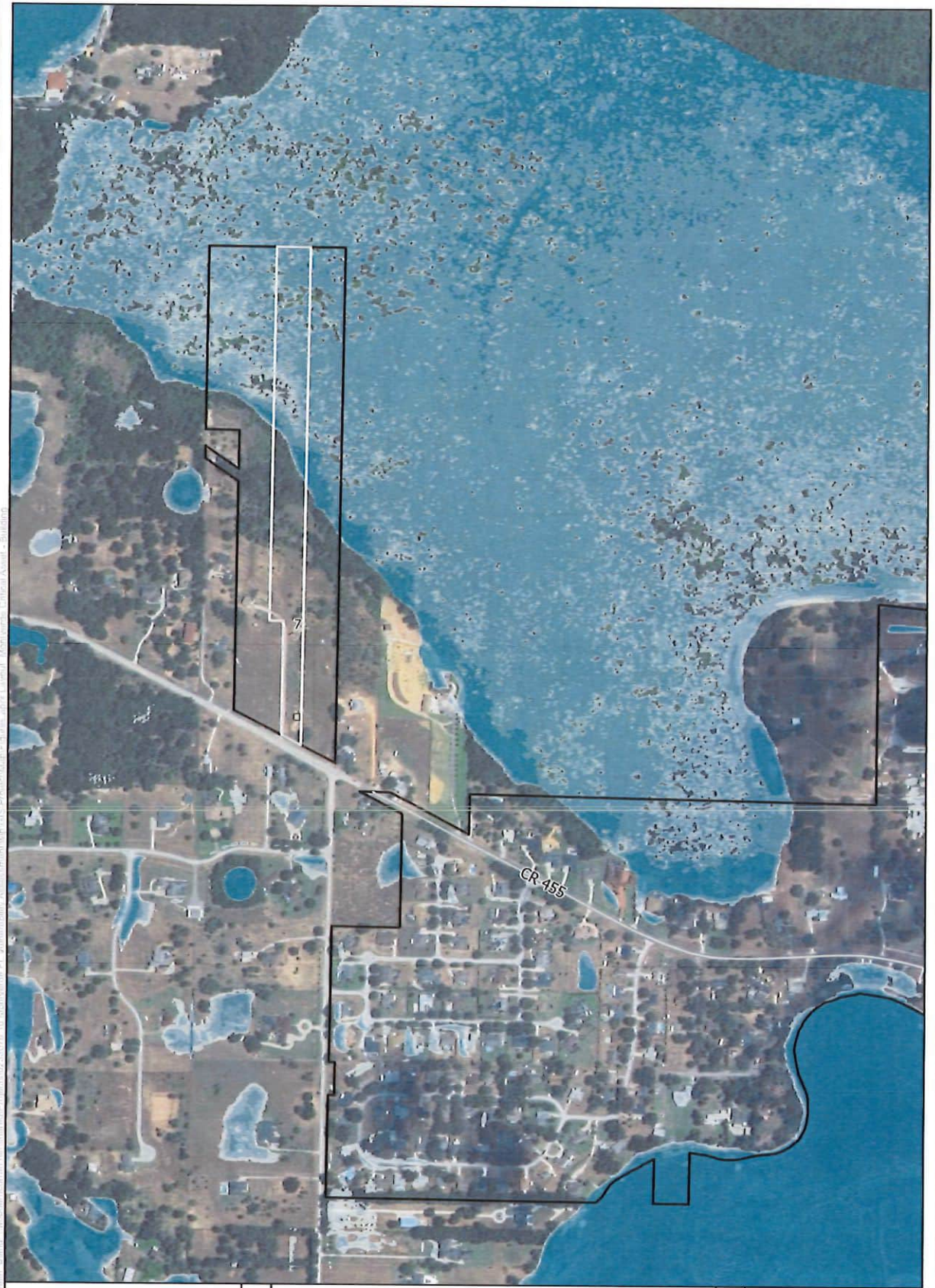
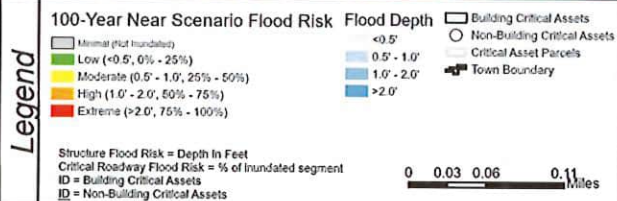


Figure D-1b
Critical Asset Exposure
to Flood Risk
 Index Page 1
 Vulnerability Assessment
 Montverde, Florida



Woodard & Curran

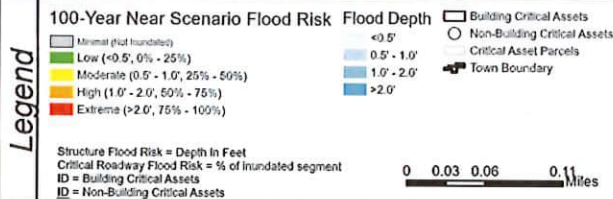
Project #: 0233076.10
 Map Created: Nov. 2024

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.





Figure D-1d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida



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.



Figure D-1e
Critical Asset Exposure
to Flood Risk
 Index Page 4
 Vulnerability Assessment
 Montverde, Florida

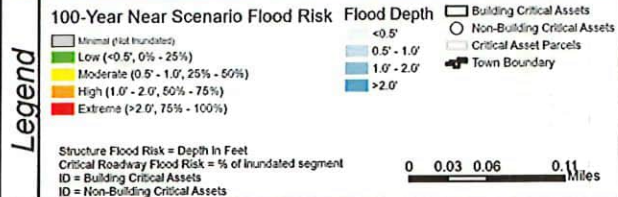




Figure D-1f
Critical Asset Exposure to Flood Risk
 Index Page 5
 Vulnerability Assessment
 Montverde, Florida

Legend	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #e0f0ff; border: 1px solid black; margin-right: 5px;"></div> Minimal (not inundated) </div>	100-Year Near Scenario Flood Risk	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></div> Low (<0.5', 0% - 25%) </div>	Flood Depth	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></div> <0.5' </div>	<div style="display: flex; flex-direction: column; gap: 5px;"> <div><div style="width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></div> Building Critical Assets</div> <div><div style="width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></div> Non-Building Critical Assets</div> <div><div style="width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></div> Critical Asset Parcels</div> <div><div style="width: 15px; height: 15px; border: 1px solid black; border-radius: 50%;"></div> Town Boundary</div> </div>
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></div> Moderate (0.5' - 1.0', 25% - 50%) </div>		<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></div> 0.5' - 1.0' </div>			
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></div> High (1.0' - 2.0', 50% - 75%) </div>		<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></div> 1.0' - 2.0' </div>			
	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></div> Extreme (>2.0', 75% - 100%) </div>		<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></div> >2.0' </div>			
	<div style="display: flex; justify-content: space-between;"> <div> Structure Flood Risk = Depth in Feet Critical Roadway Flood Risk = % of Inundated Segment ID = Building Critical Assets ID = Non-Building Critical Assets </div> <div> 0 0.02 0.04 0.08 Miles </div> </div>					

N

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Figure D-2a Critical Asset Exposure to Flood Risk Index Page Vulnerability Assessment Montverde, Florida

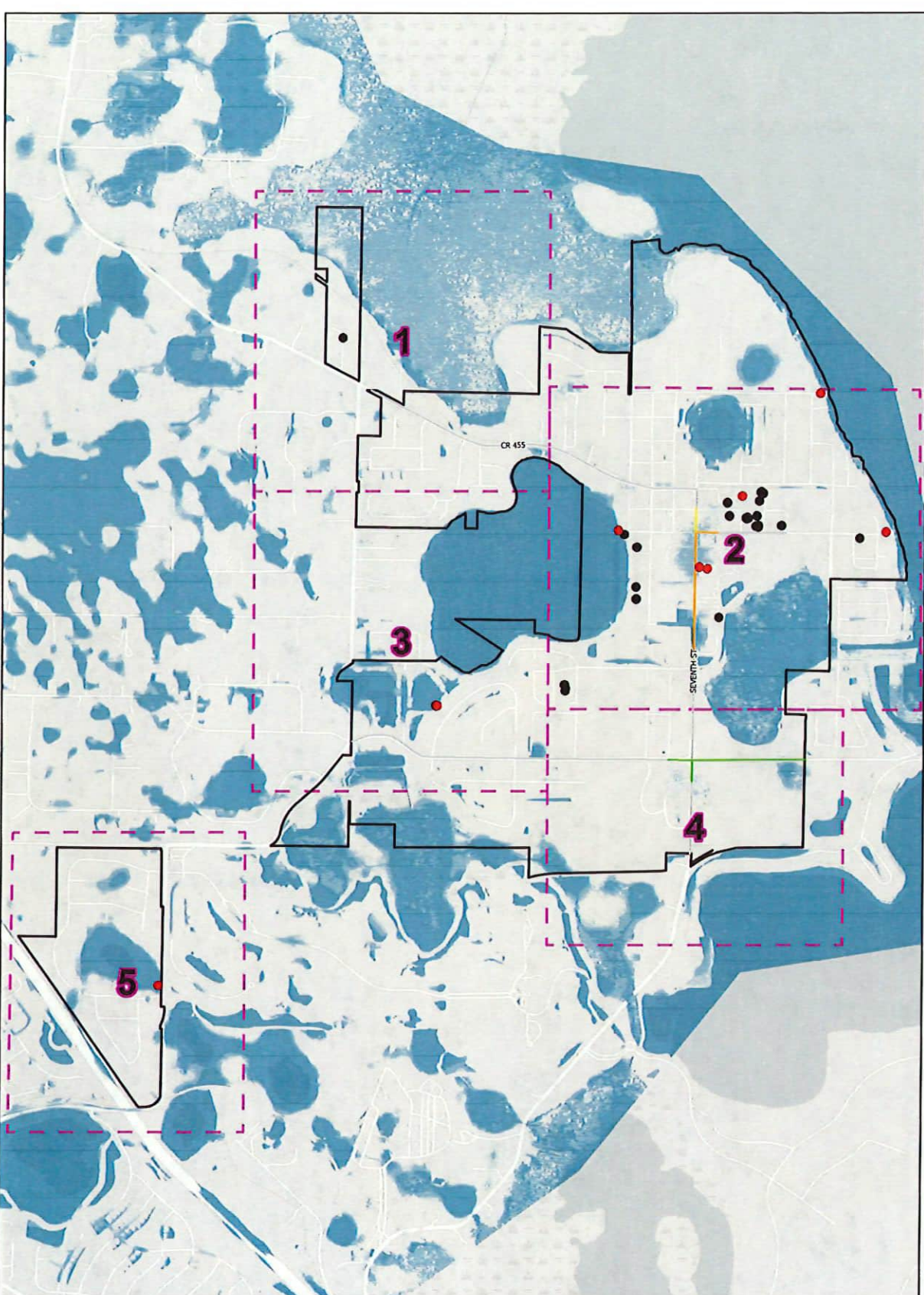


Figure D-2a
Critical Asset Exposure to Flood Risk
Index Page
Vulnerability Assessment
Montverde, Florida

Legend

100-Year Far Scenario Flood Depth

- Not Inundated
- Inundated

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Index

- Index
- ▬ Town Boundary

Scale

0 0.07 0.15 0.3 Miles

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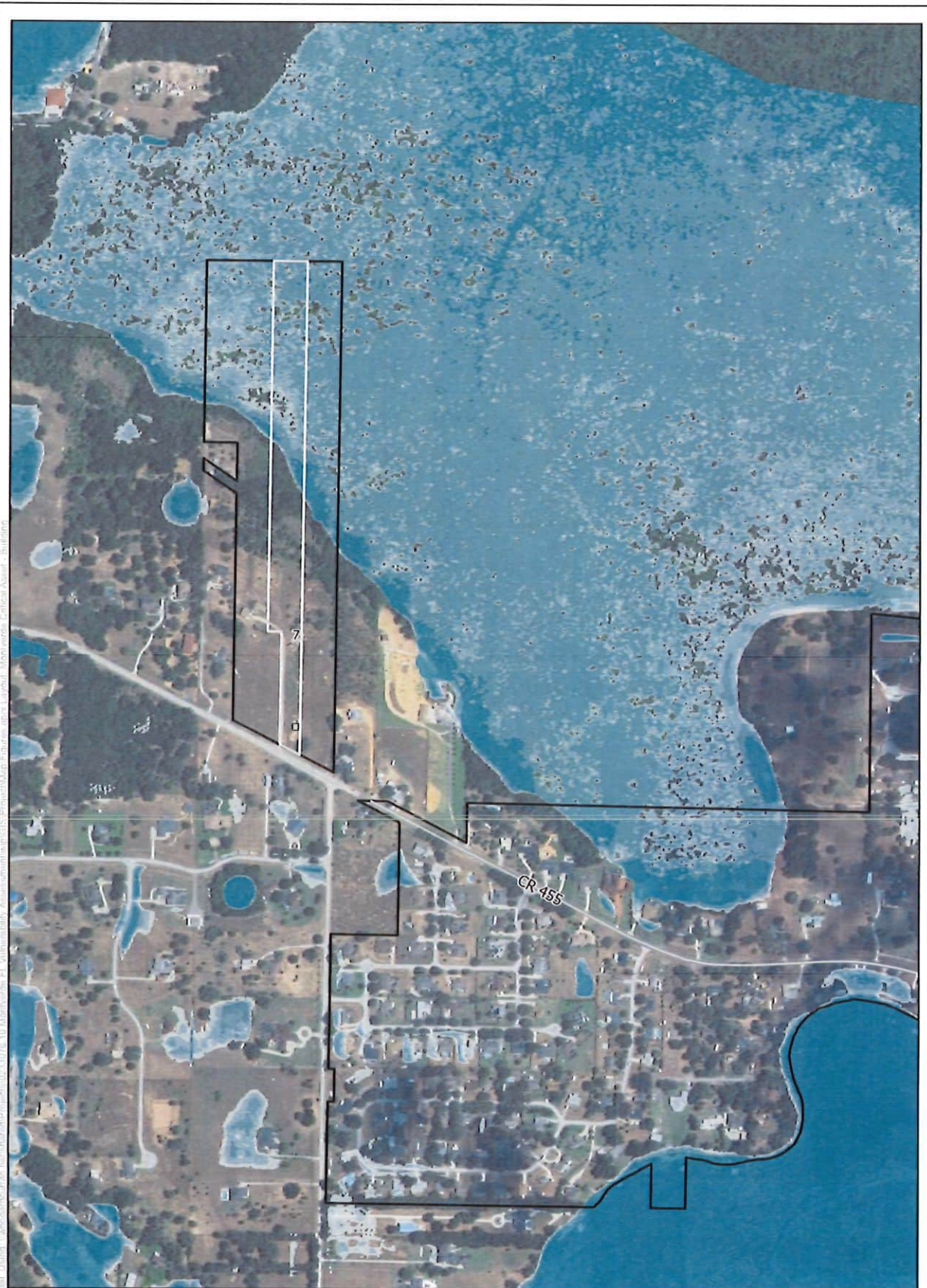


Figure D-2b
Critical Asset Exposure
to Flood Risk
 Index Page 1
 Vulnerability Assessment
 Montverde, Florida

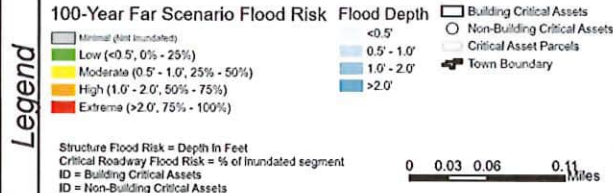




Figure D-2c
Critical Asset Exposure to Flood Risk
 Index Page 2
 Vulnerability Assessment
 Montverde, Florida

Legend

Minimal (not inundated)	100-Year Far Scenario Flood Risk	Flood Depth	Building Critical Assets
Low (<0.5', 0% - 25%)		<0.5'	Non-Building Critical Assets
Moderate (0.5' - 1.0', 25% - 50%)		0.5' - 1.0'	Critical Asset Parcels
High (1.0' - 2.0', 50% - 75%)		1.0' - 2.0'	Town Boundary
Extreme (>2.0', 75% - 100%)		>2.0'	

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of inundated segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

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0 0.04 0.07 0.14 Miles

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Figure D-2d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Far Scenario Flood Risk

- Minimal (not inundated)
- Low (<0.5', 0% - 25%)
- Moderate (0.5' - 1.0', 25% - 50%)
- High (1.0' - 2.0', 50% - 75%)
- Extreme (>2.0', 75% - 100%)

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Building Critical Assets

Non-Building Critical Assets

Critical Asset Parcels

Town Boundary

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of inundated segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

0 0.03 0.06 0.11 Miles

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Figure D-2e
Critical Asset Exposure
to Flood Risk
 Index Page 4
 Vulnerability Assessment
 Montverde, Florida

Legend

<ul style="list-style-type: none"> Minimal (not inundated) Low (<0.5', 0% - 25%) Moderate (0.5' - 1.0', 25% - 50%) High (1.0' - 2.0', 50% - 75%) Extreme (>2.0', 75% - 100%) 	100-Year Far Scenario Flood Risk Structure Flood Risk = Depth in Feet Critical Roadway Flood Risk = 1% of inundated segment ID = Building Critical Assets ID = Non-Building Critical Assets	Flood Depth <ul style="list-style-type: none"> <0.5' 0.5' - 1.0' 1.0' - 2.0' >2.0' 	<ul style="list-style-type: none"> Building Critical Assets Non-Building Critical Assets Critical Asset Parcels Town Boundary
---	--	--	---

0 0.03 0.06 0.11 Miles

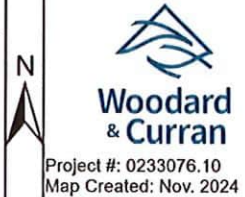
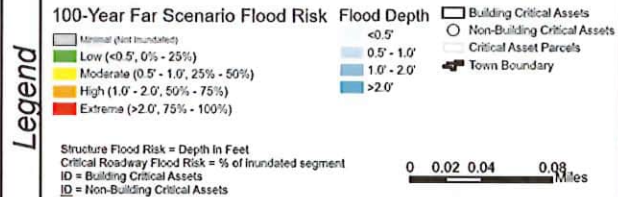
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Figure D-2f
Critical Asset Exposure
to Flood Risk
 Index Page 5
 Vulnerability Assessment
 Montverde, Florida



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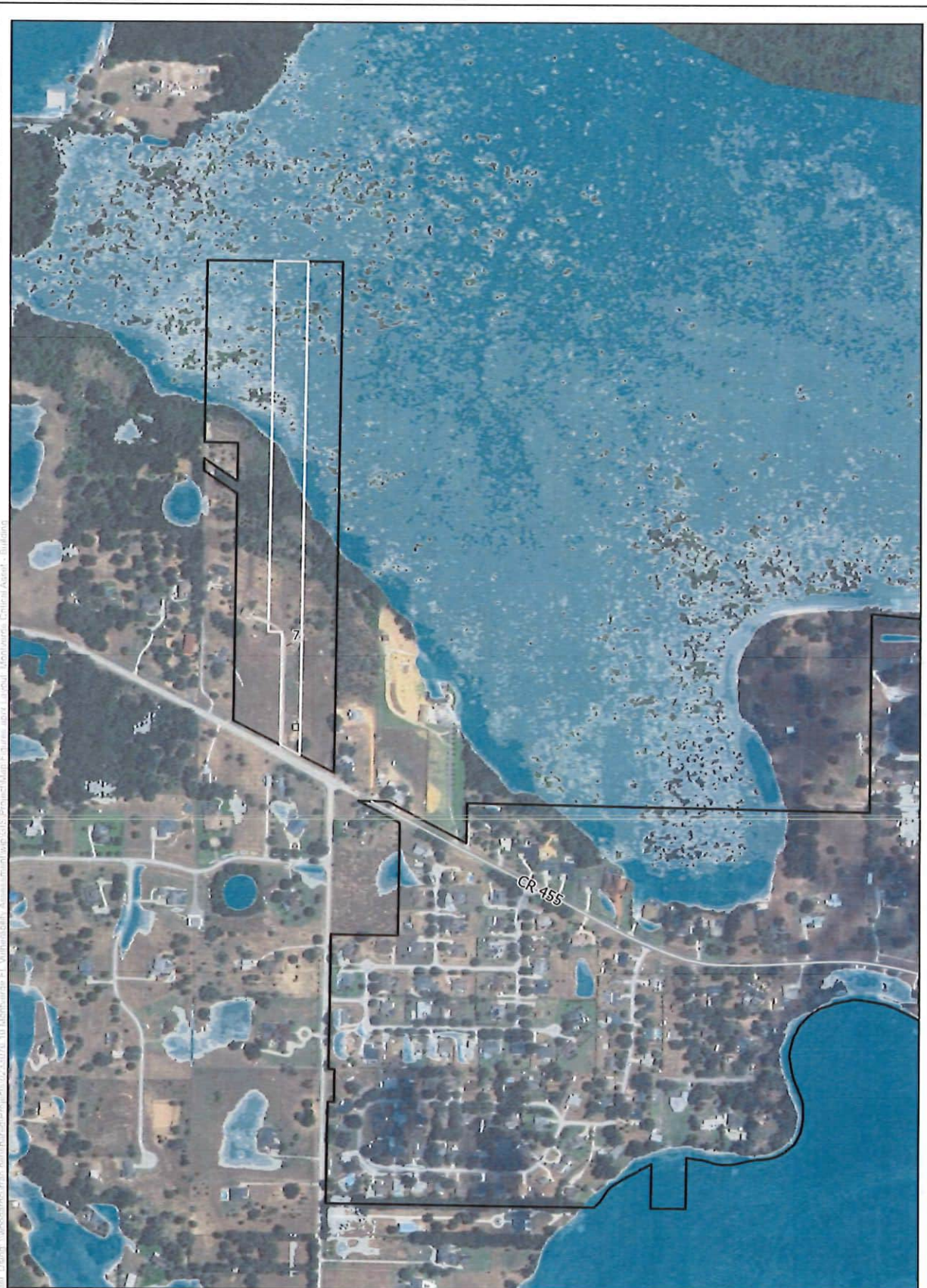


Figure D-3b
Critical Asset Exposure
to Flood Risk
 Index Page 1
 Vulnerability Assessment
 Montverde, Florida

Legend

500-Year Current Scenario Flood Risk

- Minimal (not inundated)
- Low (<0.5', 0% - 25%)
- Moderate (0.5' - 1.0', 25% - 50%)
- High (1.0' - 2.0', 50% - 75%)
- Extreme (>2.0', 75% - 100%)

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of inundated segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.03 0.06 0.11 Miles

Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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Figure D-3d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida

Legend

Minimal (not inundated)
 Low (<0.5', 0% - 25%)
 Moderate (0.5' - 1.0', 25% - 50%)
 High (1.0' - 2.0', 50% - 75%)
 Extreme (>2.0', 75% - 100%)

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of inundated segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

Flood Depth
 <0.5'
 0.5' - 1.0'
 1.0' - 2.0'
 >2.0'

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.03 0.06 0.11 Miles

Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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Figure D-3d
Critical Asset Exposure
to Flood Risk
 Index Page 4
Vulnerability Assessment
Montverde, Florida

Legend

Minimal (not inundated) Low (<0.5', 0% - 25%) Moderate (0.5' - 1.0', 25% - 50%) High (1.0' - 2.0', 50% - 75%) Extreme (>2.0', 75% - 100%)	500-Year Current Scenario Flood Risk Flood Depth <0.5' 0.5' - 1.0' 1.0' - 2.0' >2.0'	Building Critical Assets Non-Building Critical Assets Critical Asset Parcels Town Boundary
---	---	---

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of Inundated Segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

0 0.03 0.06 0.11 Miles

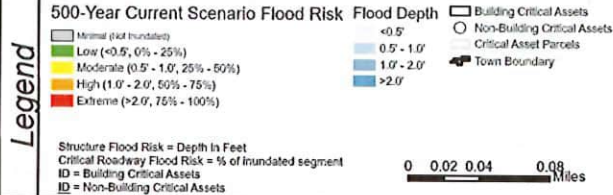
Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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Figure D-3f
Critical Asset Exposure
to Flood Risk
 Index Page 5
 Vulnerability Assessment
 Montverde, Florida



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Figure D-4a Critical Asset Exposure to Flood Risk Index Page Vulnerability Assessment Montverde, Florida

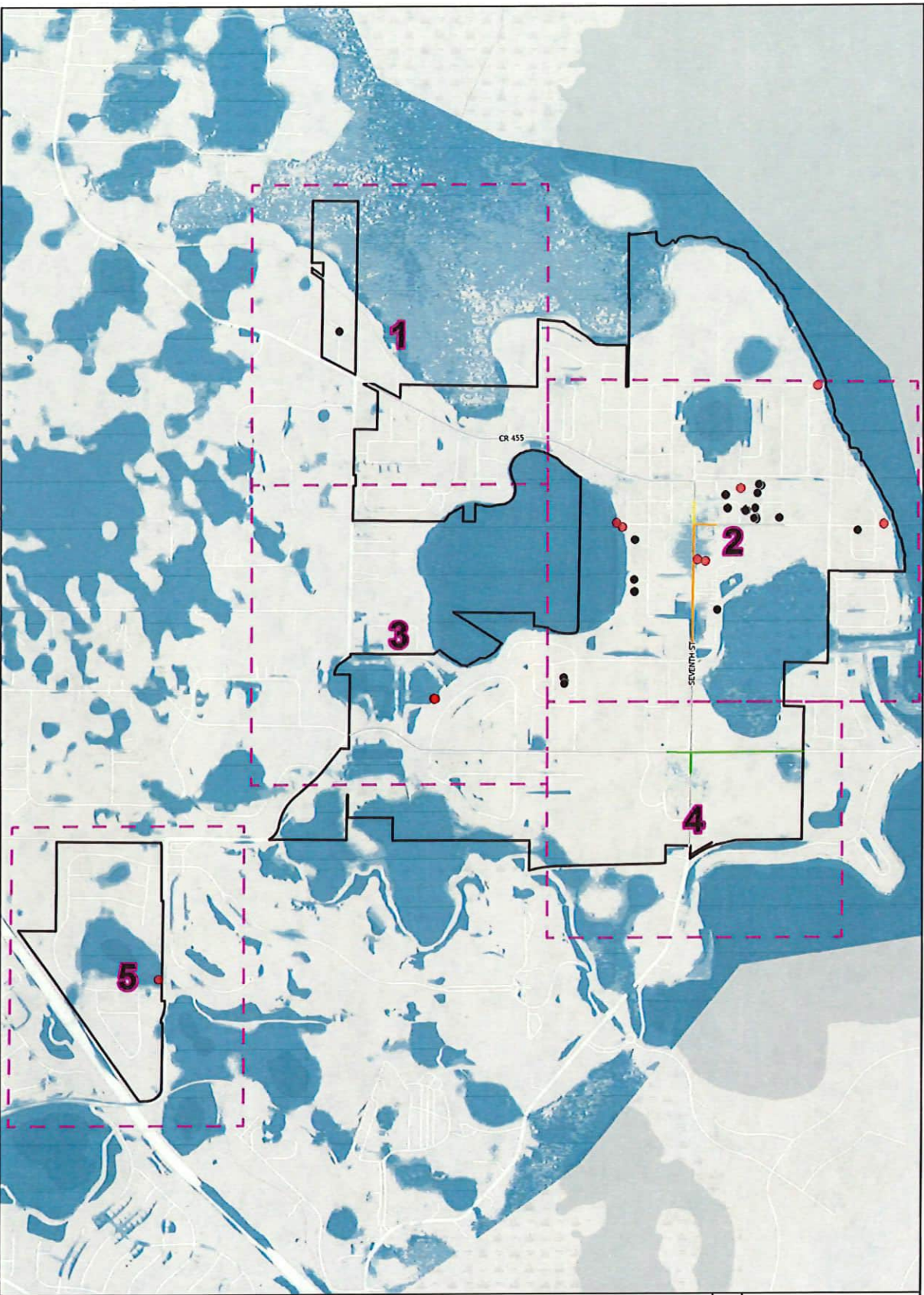


Figure D-4a
Critical Asset Exposure to Flood Risk
Index Page
Vulnerability Assessment
Montverde, Florida

Legend

500-Year Near Scenario Flood Depth

- Not Inundated
- Inundated

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Index

Town Boundary

0 0.07 0.15 0.3 Miles

Woodard & Curran

Project #: 0233076.10
Map Created: Nov. 2024

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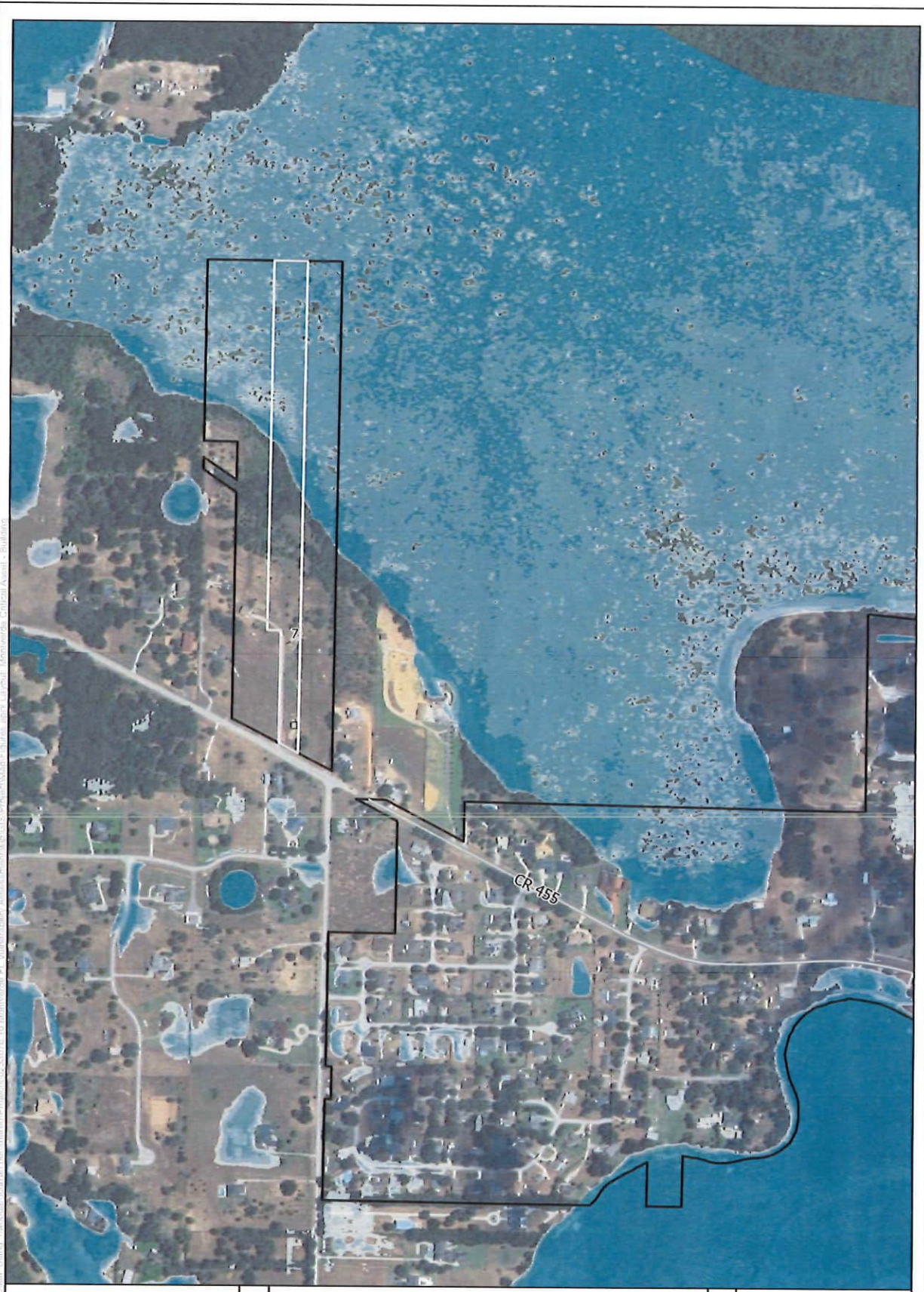



Figure D-4b
Critical Asset Exposure
to Flood Risk
 Index Page 1
 Vulnerability Assessment
 Montverde, Florida

Legend	 Minimal (not inundated)	500-Year Near Scenario Flood Risk	Flood Depth	 Building Critical Assets
	 Low (<0.5', 0% - 25%)		 <0.5'	 Non-Building Critical Assets
	 Moderate (0.5' - 1.0', 25% - 50%)		 0.5' - 1.0'	 Critical Asset Parcels
	 High (1.0' - 2.0', 50% - 75%)		 1.0' - 2.0'	 Town Boundary
	 Extreme (>2.0', 75% - 100%)		 >2.0'	

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of Inundated Segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

0 0.03 0.06 0.11 Miles


Woodard & Curran

Project #: 0233076.10
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Figure D-4c Critical Asset Exposure to Flood Risk Index Page 2 Vulnerability Assessment Montverde, Florida



Figure D-4c
Critical Asset Exposure to Flood Risk
Index Page 2
Vulnerability Assessment
Montverde, Florida

Legend

500-Year Near Scenario Flood Risk

- Minimal (not inundated)
- Low (<0.5', 0% - 25%)
- Moderate (0.5' - 1.0', 25% - 50%)
- High (1.0' - 2.0', 50% - 75%)
- Extreme (>2.0', 75% - 100%)

Structure Flood Risk = Depth in Feet
Critical Roadway Flood Risk = % of Inundated Segment
ID = Building Critical Assets
ID = Non-Building Critical Assets

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

0 0.04 0.07 0.14 Miles

Building Critical Assets
Non-Building Critical Assets
Critical Asset Parcels
Town Boundary

Woodard & Curran
Project #: 0233076.10
Map Created: Nov. 2024

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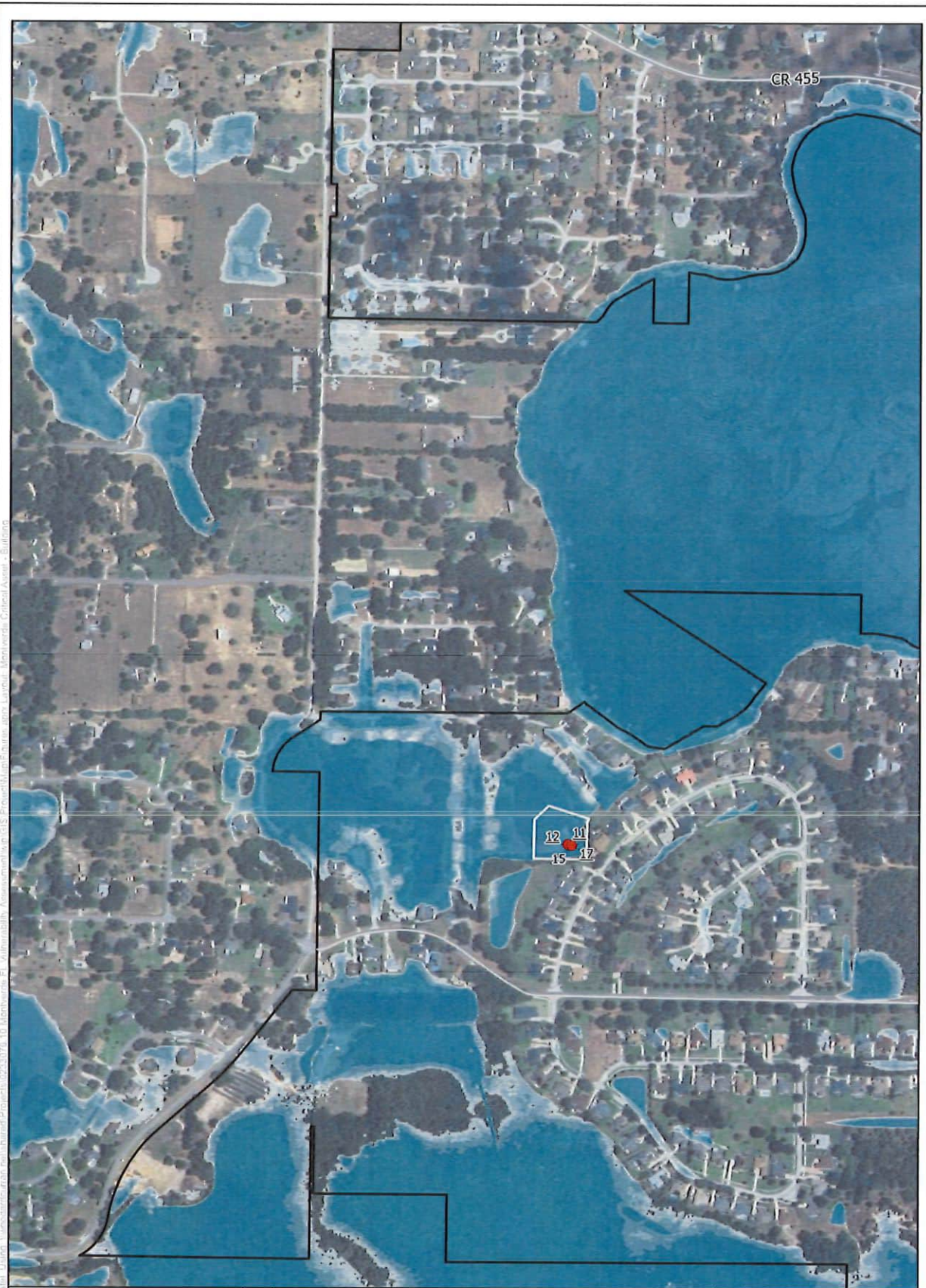
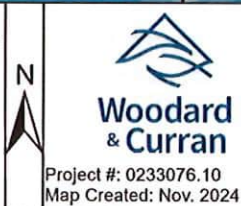
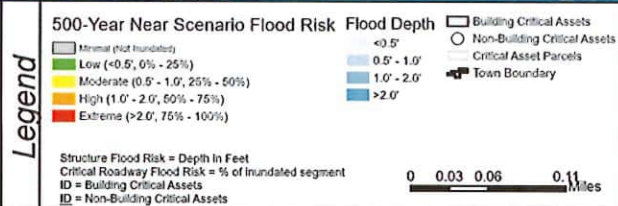


Figure D-4d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida



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Figure D-4e
Critical Asset Exposure to Flood Risk
 Index Page 4
 Vulnerability Assessment
 Montverde, Florida

Legend

Minimal (Not Inundated)	Low (<0.5', 0% - 25%)	Moderate (0.5' - 1.0', 25% - 50%)	High (1.0' - 2.0', 50% - 75%)	Extreme (>2.0', 75% - 100%)
-------------------------	-----------------------	-----------------------------------	-------------------------------	-----------------------------

Structure Flood Risk = Depth in Feet
 Critical Roadway Flood Risk = % of Inundated Segment
 ID = Building Critical Assets
 ID = Non-Building Critical Assets

Flood Depth

<0.5'	0.5' - 1.0'	1.0' - 2.0'	>2.0'
-------	-------------	-------------	-------

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.03 0.06 0.11 Miles

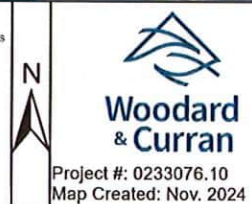
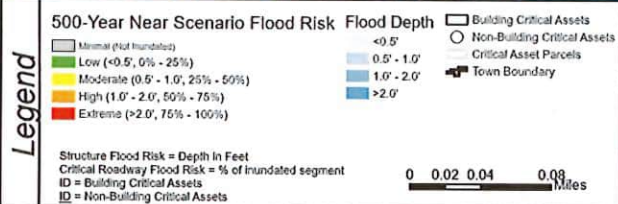
Woodard & Curran

Project #: 0233076.10
 Map Created: Nov. 2024

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Figure D-4f
Critical Asset Exposure
to Flood Risk
 Index Page 5
 Vulnerability Assessment
 Montverde, Florida



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Figure D-5a Critical Asset Exposure to Flood Risk Vulnerability Assessment Montverde, Florida

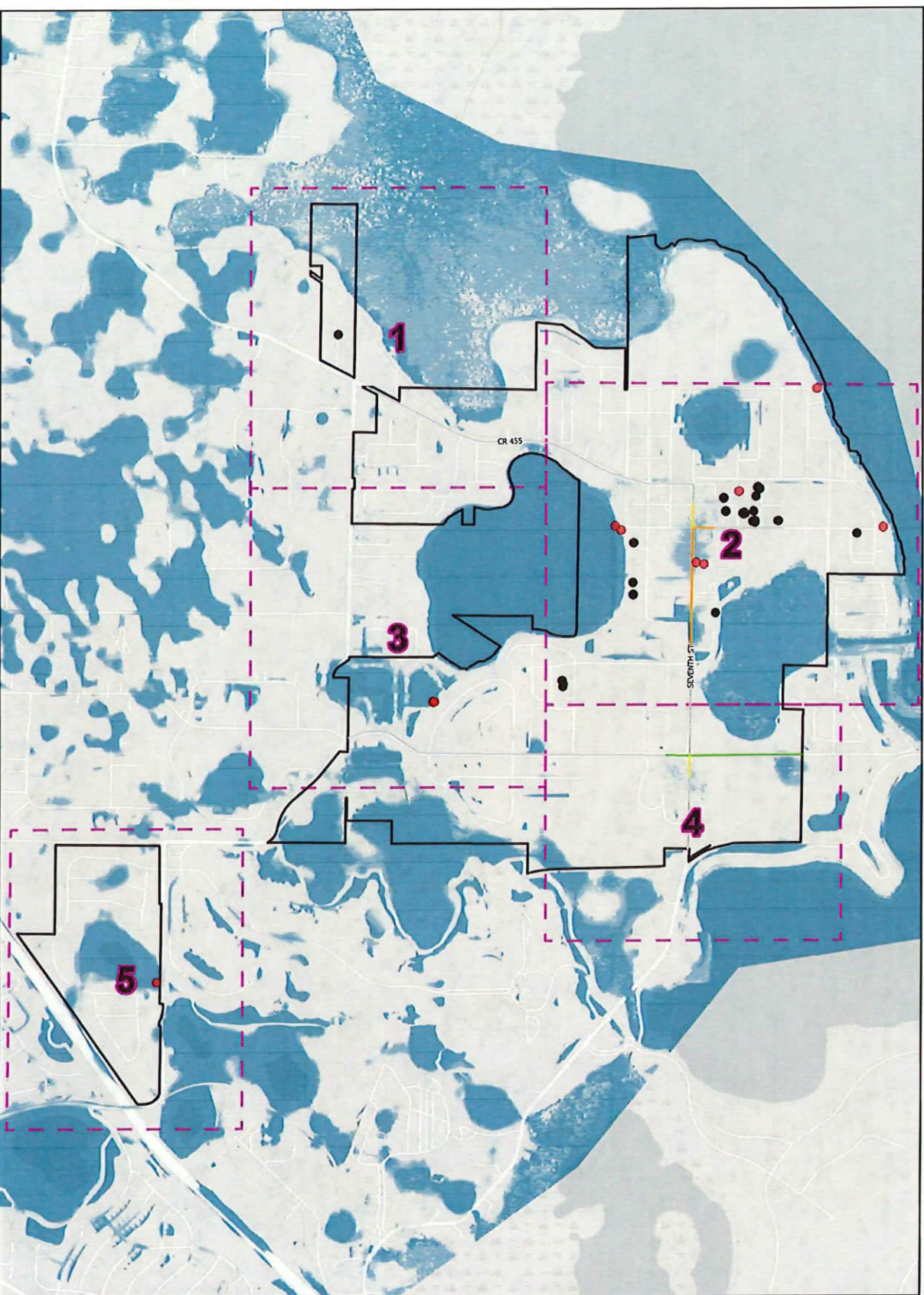


Figure D-5a
Critical Asset Exposure to Flood Risk
Index Page
Vulnerability Assessment
Montverde, Florida

Legend

500-Year Far Scenario Flood Depth

- Not Inundated
- Inundated

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Index

- Town Boundary

0 0.07 0.15 0.3 Miles

Woodard & Curran

Project #: 0233076.10
Map Created: Nov. 2024

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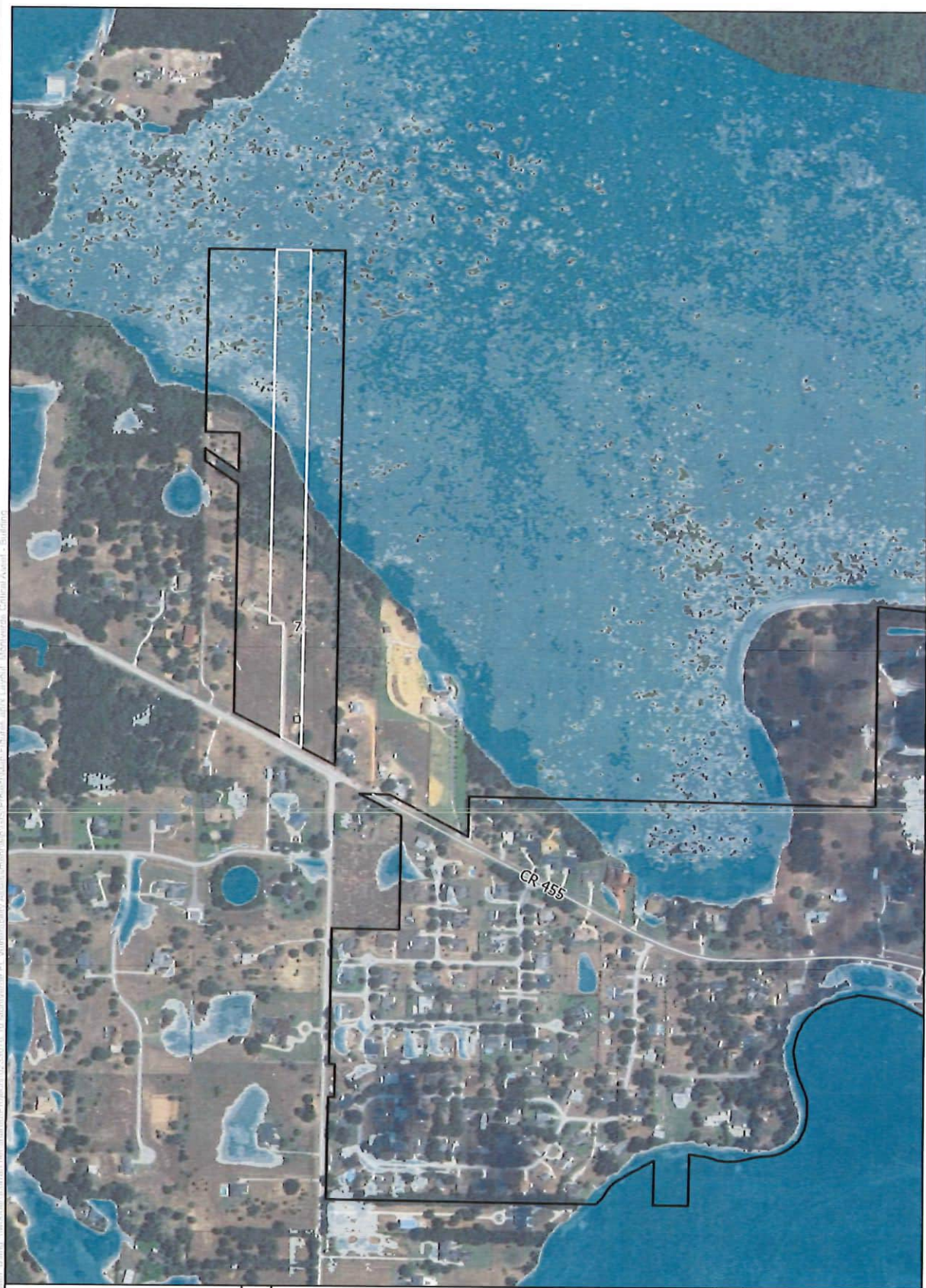


Figure D-5b
Critical Asset Exposure
to Flood Risk
Index Page 1
Vulnerability Assessment
Montverde, Florida

Legend

500-Year Far Scenario Flood

Minimal (not inundated)
Low (<0.5', 0% - 25%)
Moderate (0.5' - 1.0', 25% - 50%)
High (1.0' - 2.0', 50% - 75%)
Extreme (>2.0', 75% - 100%)

Structure Flood Risk = Depth in Feet
Critical Roadway Flood Risk = % of inundated segment
ID = Building Critical Assets
ID = Non-Building Critical Assets

0 0.03 0.06 0.11 Miles



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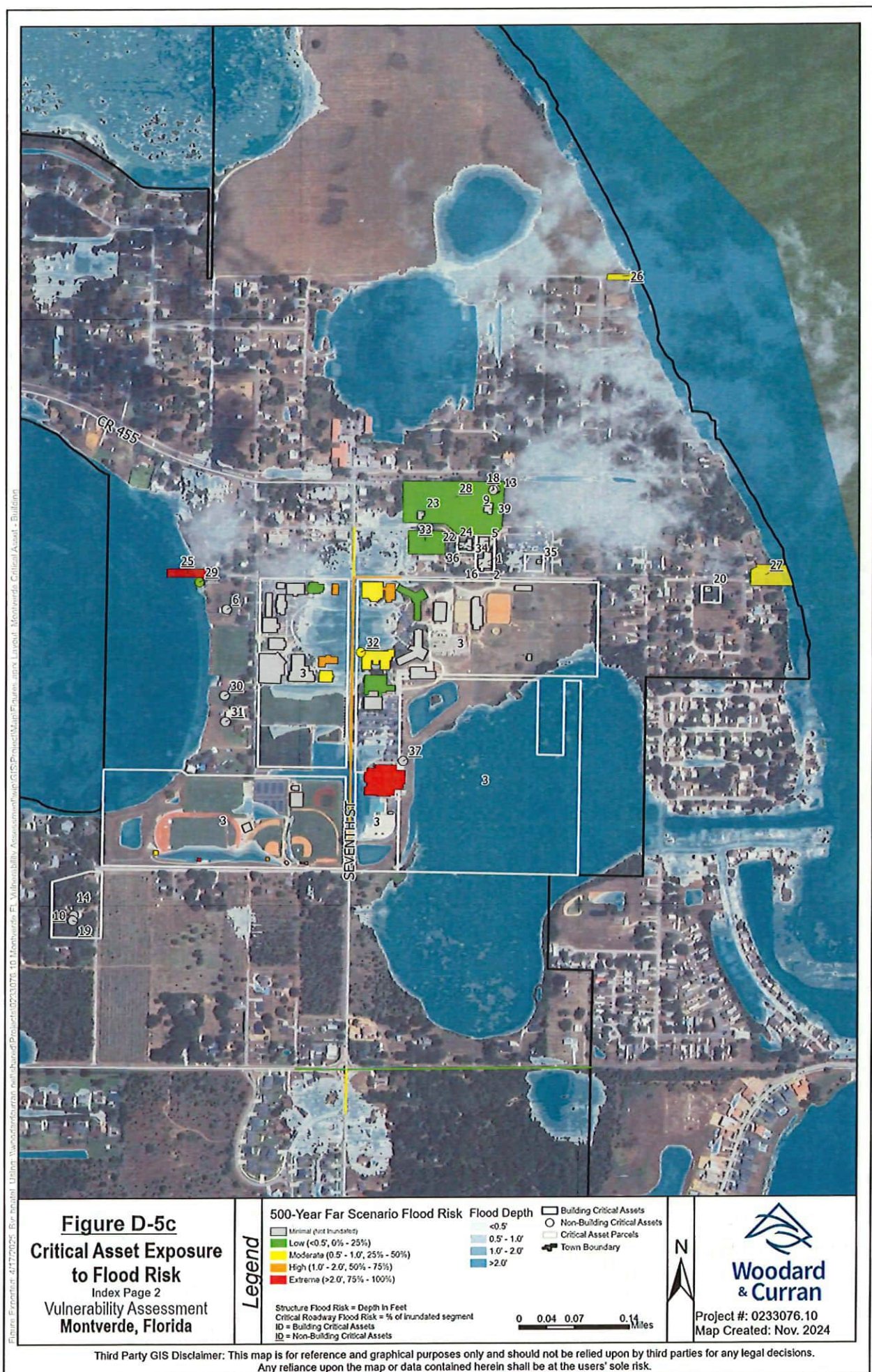
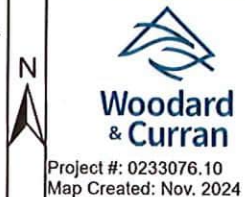
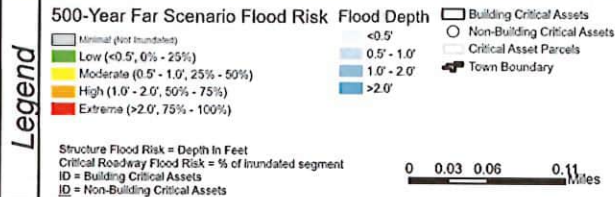




Figure D-5d
Critical Asset Exposure
to Flood Risk
 Index Page 3
 Vulnerability Assessment
 Montverde, Florida



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Figure D-5e
Critical Asset Exposure
to Flood Risk
 Index Page 4
 Vulnerability Assessment
 Montverde, Florida

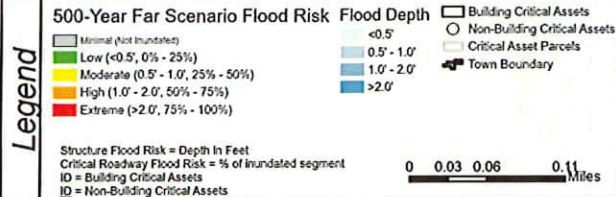
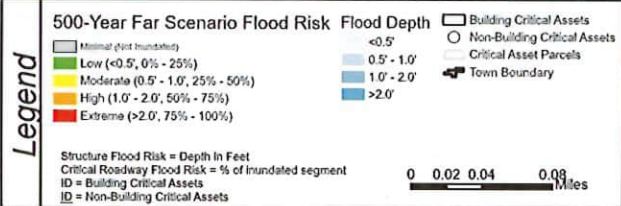




Figure D-5f
Critical Asset Exposure
to Flood Risk
 Index Page 5
 Vulnerability Assessment
 Montverde, Florida



APPENDIX E: PARCEL EXPOSURE TO FLOOD RISK FIGURES

DRAFT

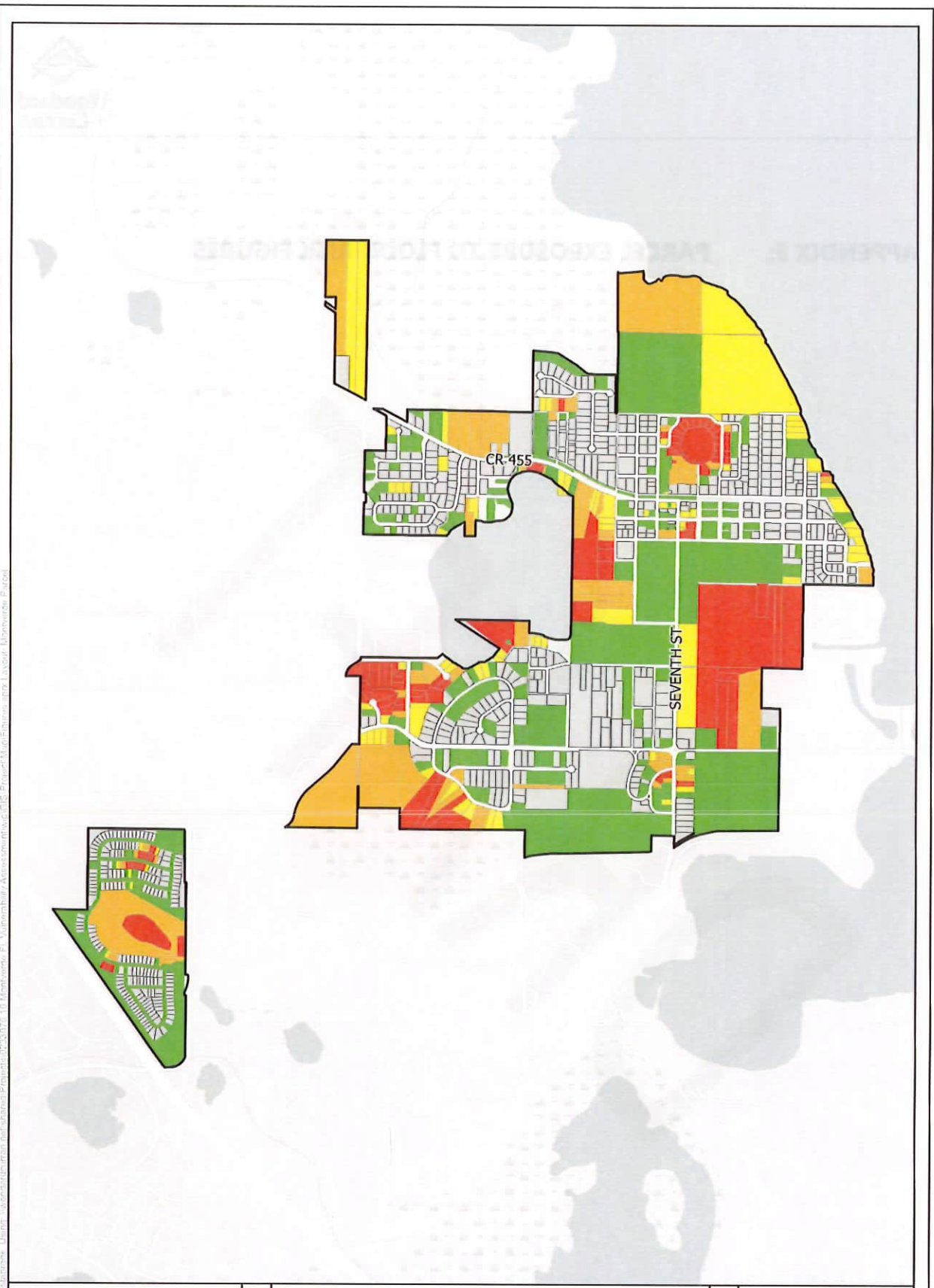


Figure E-1
Parcel Exposure
to Flood Risk
 Vulnerability Assessment
 Montverde, Florida

100-Year Near Scenario Town Boundary

Legend

Flood Risk

- Minimal (0%)
- Low (0% - 25%)
- Moderate (25% - 50%)
- High (50% - 75%)
- Extreme (75% - 100%)

% = Percentage of inundated parcel

Note: Analysis does not
 include right-of-way (ROW)

0 0.05 0.1 0.2
 Miles

**Woodard
 & Curran**

Project #: 0233076.10
 Map Created: Nov. 2024

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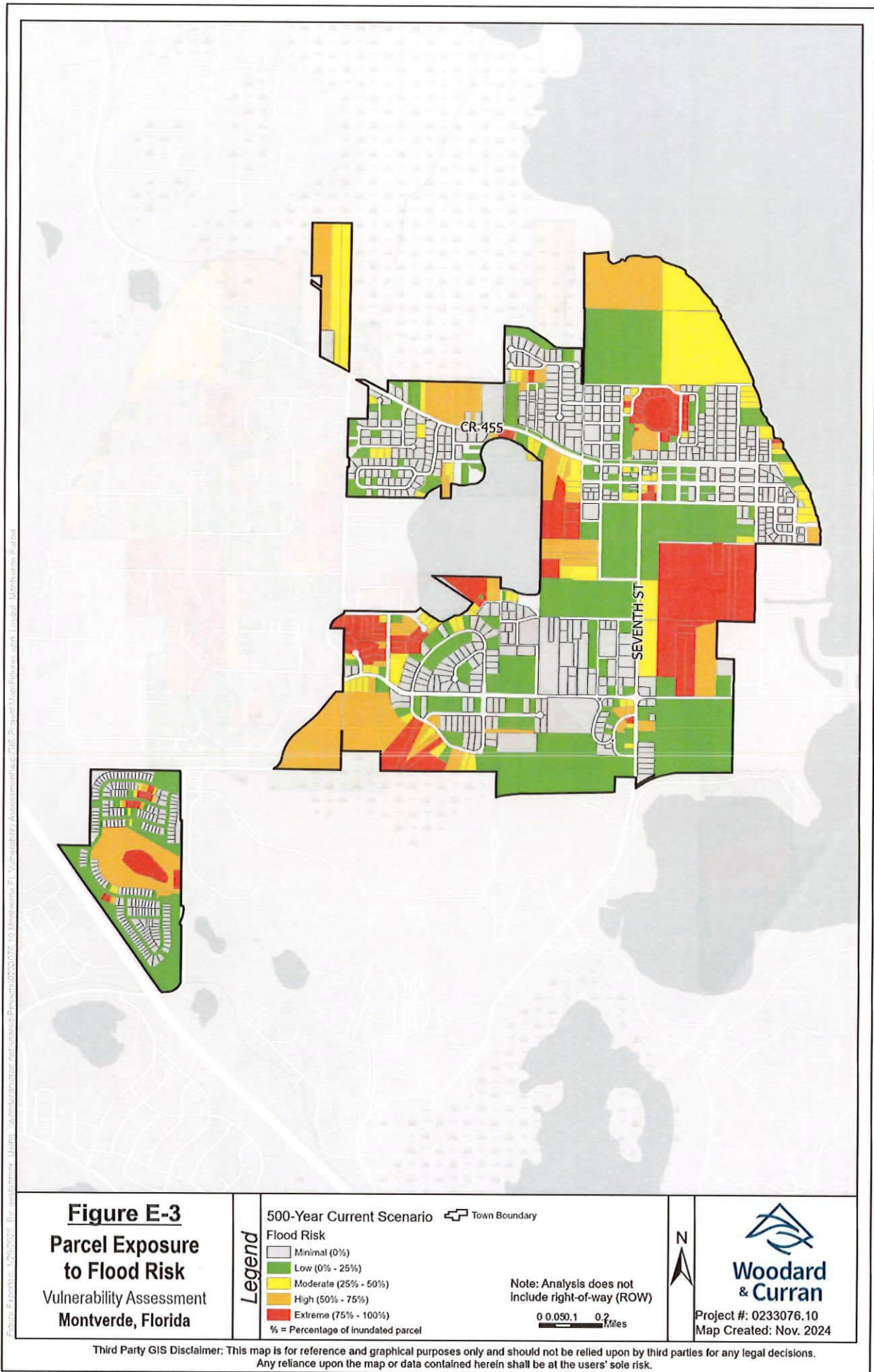


Figure E-4: Parcel Exposure to Flood Risk - 500-Year Near Scenario. Map created by Woodard & Curran, Inc. for the Town of Montverde, Florida. Project # 0233076.10. Map Created: Nov. 2024.

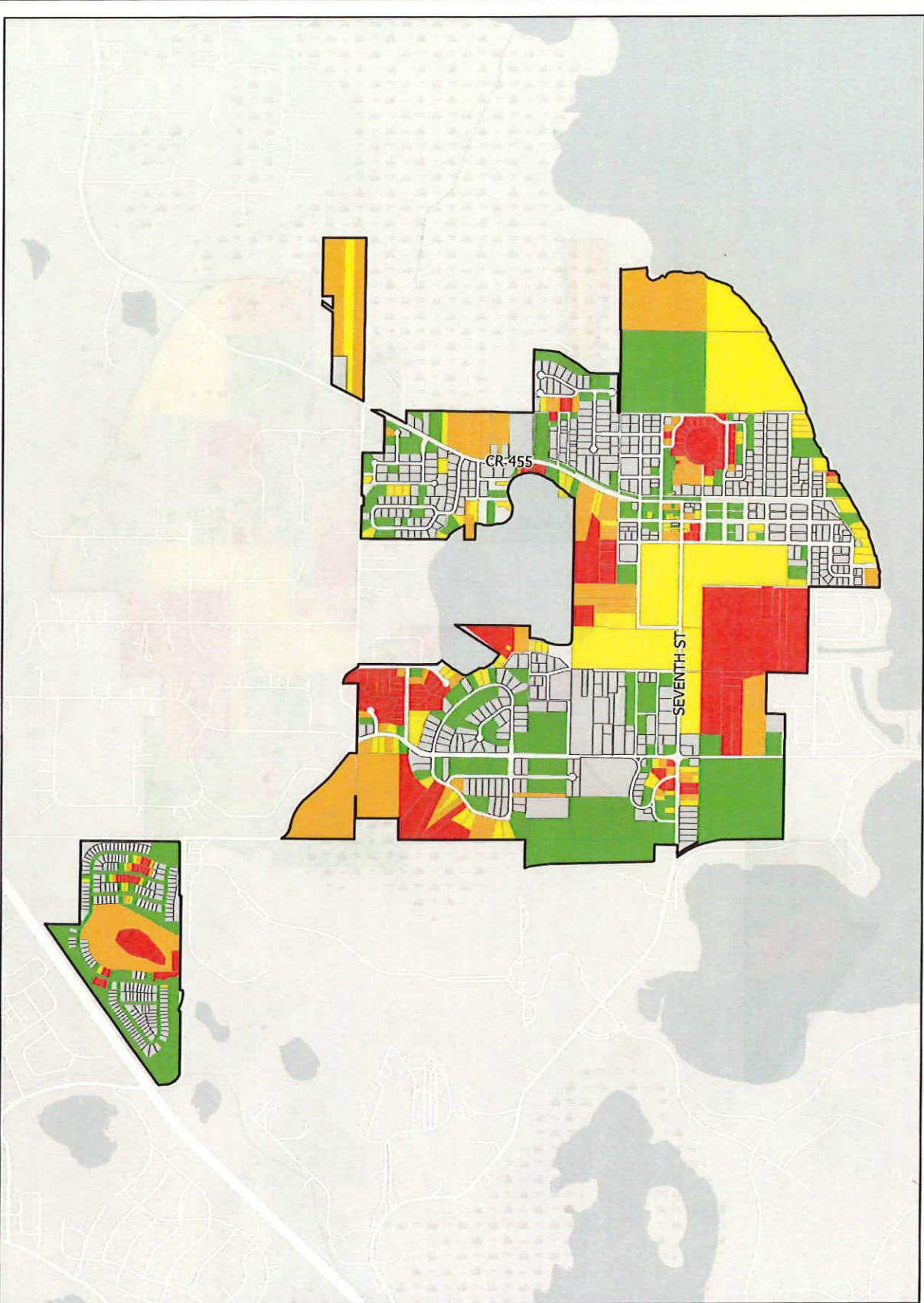



Figure E-4
Parcel Exposure
to Flood Risk
Vulnerability Assessment
Montverde, Florida

500-Year Near Scenario  Town Boundary

Legend

Flood Risk

- Minimal (0%)
- Low (0% - 25%)
- Moderate (25% - 50%)
- High (50% - 75%)
- Extreme (75% - 100%)

% = Percentage of inundated parcel

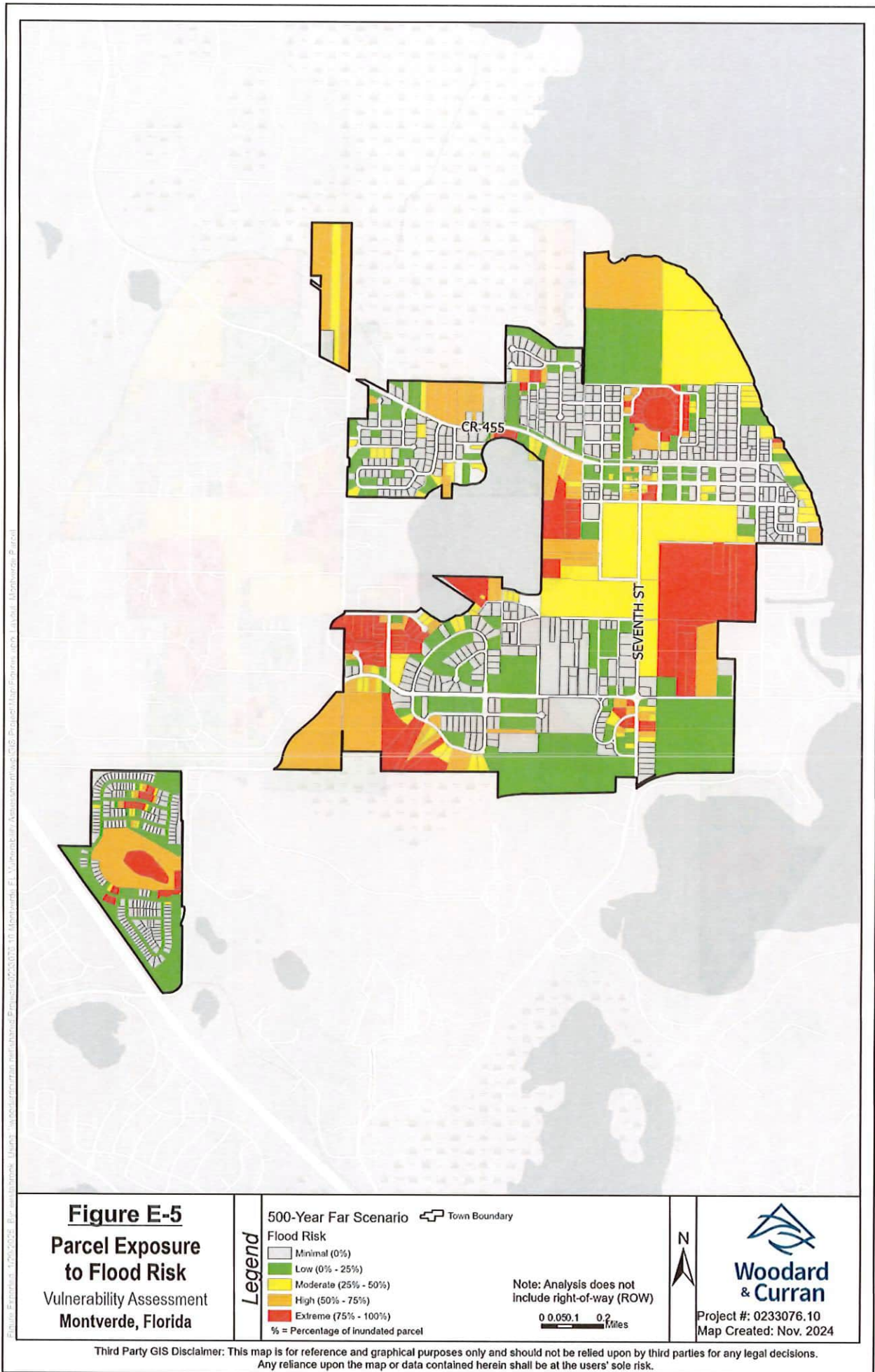
Note: Analysis does not
include right-of-way (ROW)

0 0.050.1 0.2
Miles



Project #: 0233076.10
Map Created: Nov. 2024

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APPENDIX F: ROADWAY EXPOSURE TO FLOOD RISK FIGURES

DRAFT

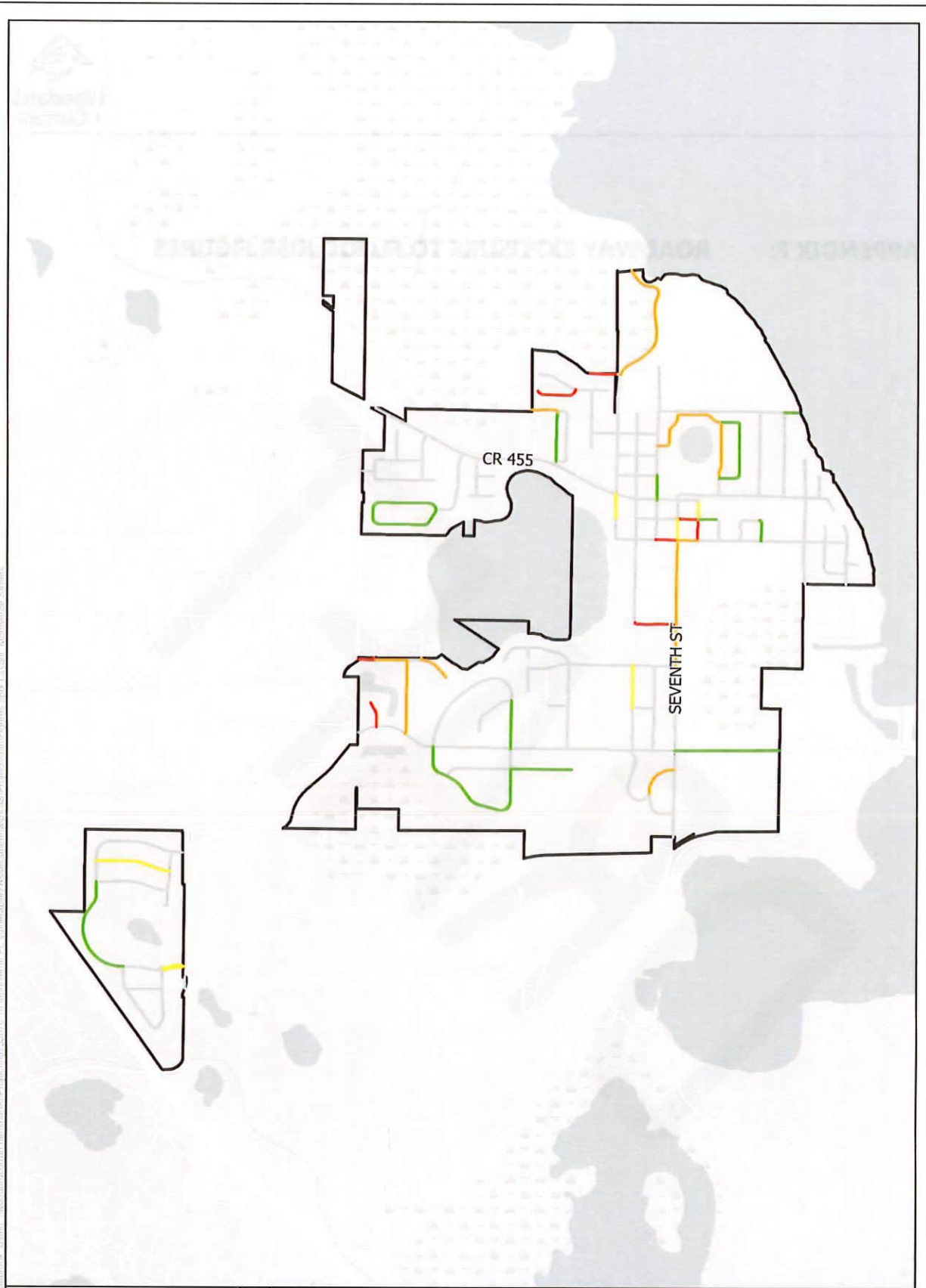


Figure F-1
Roadway Exposure
to Flood Risk
 Vulnerability Assessment
 Montverde, Florida



Figure F-2: 12/2/2024. E:\GIS\Projects\2024\2024-07-10_Montverde_FL_Vulnerability_Assessment\Map_Figures\Map_Figures.aprx Layout: Montverde Streets



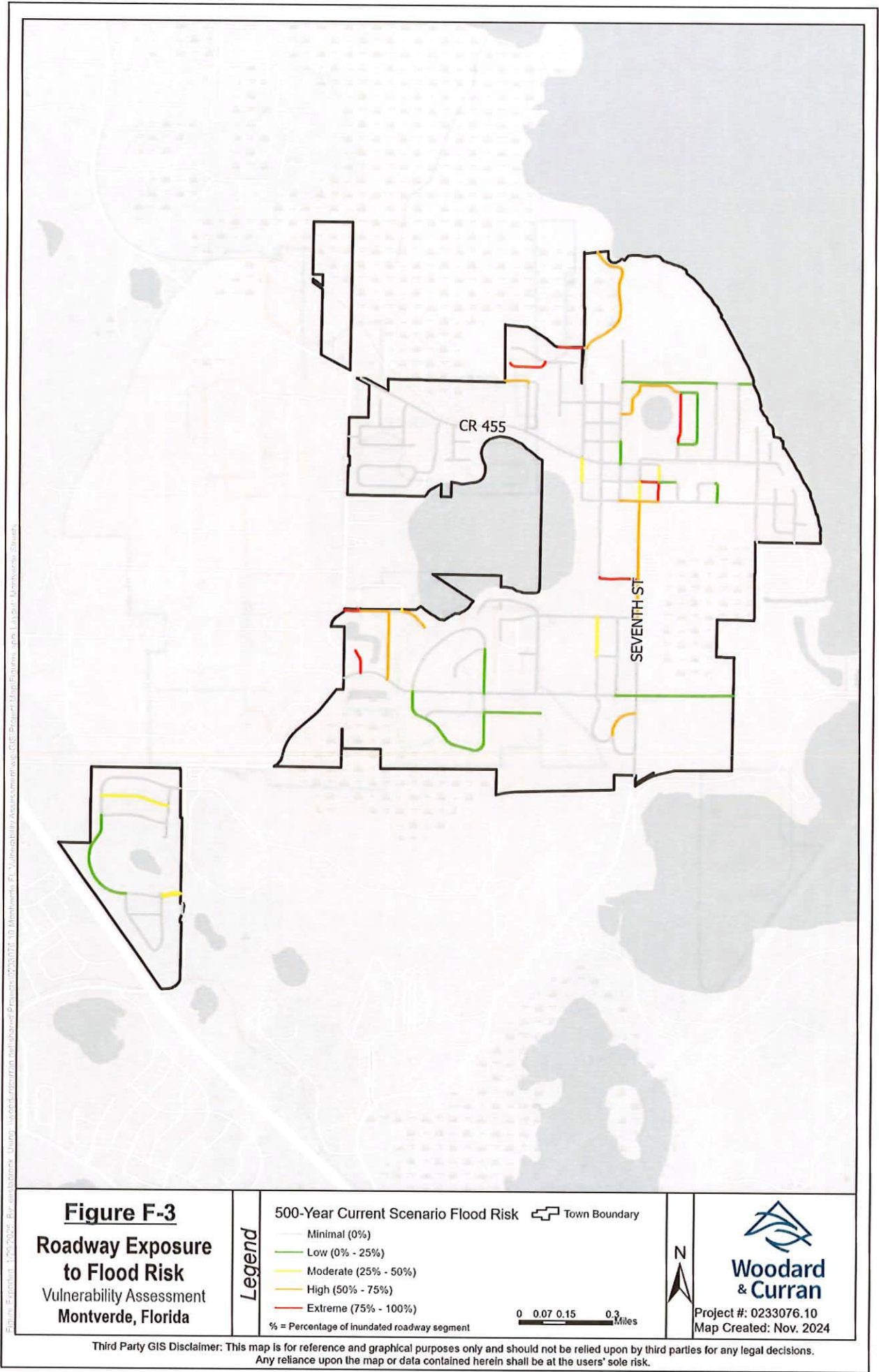
Figure F-2
Roadway Exposure
to Flood Risk
Vulnerability Assessment
Montverde, Florida

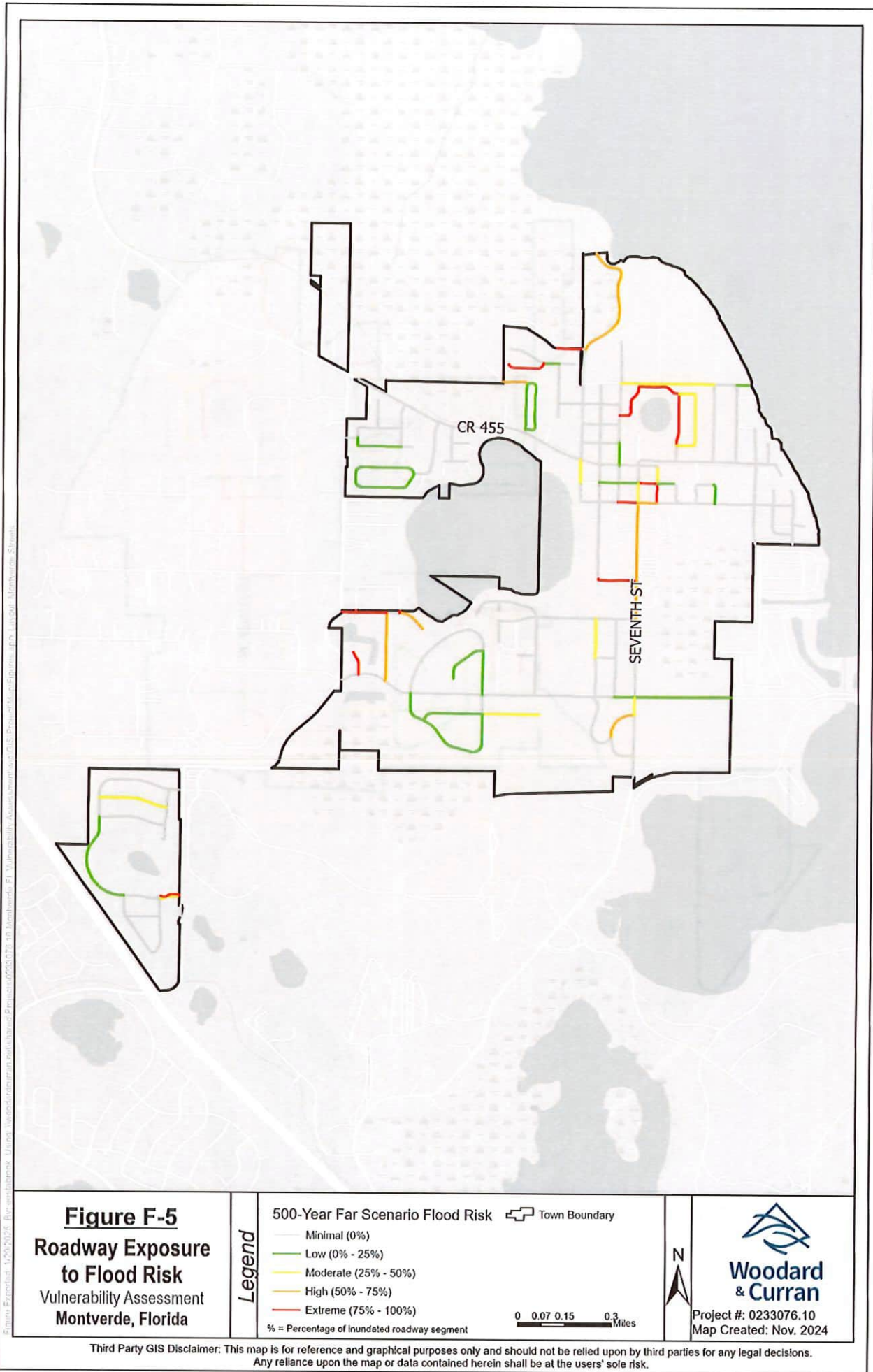



**Woodard
& Curran**

Project #: 0233076.10
Map Created: Nov. 2024

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**APPENDIX G: SENSITIVITY CLASSIFICATION AT CRITICAL ASSETS AND
CRITICAL ROADWAYS**

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TABLE G-1: SENSITIVITY CATEGORIES

Sensitivity Classification	Sensitivity Rating (SR)
Minimal	SR = 0
Low	0 < SR < 3
Moderate	3 ≤ SR < 6
High	6 ≤ SR < 12
Extreme	SR ≥ 12

TABLE G-2: SENSITIVITY CLASSIFICATIONS AT CRITICAL ASSETS AND CRITICAL ROADWAYS

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
1	Medical Facility Station 85 - BLDG	Municipal	Critical Community and Emergency Facilities	Emergency Medical Service Facilities	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
2	Lake County Fire Rescue Station 85 - BLDG	Municipal	Critical Community and Emergency Facilities	Fire Station	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 1	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 2	Private	Critical Community and Emergency Facilities	School	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
3	MONTVERDE ACADEMY - BLDG 3	Private	Critical Community and Emergency Facilities	School	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
3	MONTVERDE ACADEMY - BLDG 4	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 5	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High



Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
3	MONTVERDE ACADEMY - BLDG 6	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High
3	MONTVERDE ACADEMY - BLDG 7	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 8	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 9	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High
3	MONTVERDE ACADEMY - BLDG 10	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 11	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 12	Private	Critical Community and Emergency Facilities	School	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
3	MONTVERDE ACADEMY - BLDG 13	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Moderate	Moderate
3	MONTVERDE ACADEMY - BLDG 14	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 15	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Moderate	Moderate
3	MONTVERDE ACADEMY - BLDG 16	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
3	MONTVERDE ACADEMY - BLDG 17	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 18	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High
3	MONTVERDE ACADEMY - BLDG 19	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 20	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 21	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 22	Private	Critical Community and Emergency Facilities	School	Moderate	Moderate	Moderate	Moderate	High	High
3	MONTVERDE ACADEMY - BLDG 23	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 24	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High
3	MONTVERDE ACADEMY - BLDG 25	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 26	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
3	MONTVERDE ACADEMY - BLDG 27	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 28	Private	Critical Community and Emergency Facilities	School	Moderate	Moderate	Moderate	Moderate	High	High
3	MONTVERDE ACADEMY - BLDG 29	Private	Critical Community and Emergency Facilities	School	High	High	High	High	Extreme	Extreme
3	MONTVERDE ACADEMY - BLDG 30	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 31	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 32	Private	Critical Community and Emergency Facilities	School	High	High	High	High	High	High
3	MONTVERDE ACADEMY - BLDG 33	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
3	MONTVERDE ACADEMY - BLDG 34	Private	Critical Community and Emergency Facilities	School	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
5	MONTVERDE LIBRARY - BLDG	Municipal	Critical Community and Emergency Facilities	Community Center	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
6	Montverde Academy WWTF	Private	Critical Infrastructure	Wastewater Treatment Facilities	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
7	17800 CR 455 DEBRIS STAGING AREA (MONTVERDE) - BLDG	County	Critical Infrastructure	Disaster Debris Management Site	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
9	UFA Well #2	Municipal	Critical Infrastructure	Drinking Water Facility Well	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
10	UFA Well #3	Municipal	Critical Infrastructure	Drinking Water Facility Well	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
11	FOUR LAKES AND HARBOR OAKS S/D - Well #1	Private	Critical Infrastructure	Drinking Water Facility Well	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
12	FOUR LAKES AND HARBOR OAKS S/D - Well #2	Private	Critical Infrastructure	Drinking Water Facility Well	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
13	WTP #2 - BLDG 1	Municipal	Critical Infrastructure	Drinking Water Facility Plant	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
13	WTP #2 - BLDG 2	Municipal	Critical Infrastructure	Drinking Water Facility Plant	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
14	WTP #1 - BLDG	Municipal	Critical Infrastructure	Drinking Water Facility Plant	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
15	FOUR LAKES AND HARBOR OAKS S/D - WTP - BLDG	Private	Critical Infrastructure	Drinking Water Facility Plant	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
16	Montverde Post Office - BLDG	Municipal	Critical Infrastructure	Communications Facility	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
17	FOUR LAKES AND HARBOR OAKS S/D - HYDROPNEUMATIC TANK	Private	Critical Infrastructure	Water Utility Conveyance System	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
18	25,000 GALLON HYDROPNEUMATIC TANK	Municipal	Critical Infrastructure	Water Utility Conveyance System	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
19	150,000 ELEVATED STORAGE TANK	Municipal	Critical Infrastructure	Water Utility Conveyance System	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
20	HARPER, R W HOMESTEAD - BLDG	Private	Natural, Cultural, and Historical Resources	Historical and Cultural Asset	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
22	TOWN OF MONTVERDE TOWN HALL - BLDG	Municipal	Natural, Cultural, and Historical Resources	Historical and Cultural Asset	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
23	TOWN OF MONTVERDE COMMUNITY BUILDING - BLDG	Municipal	Natural, Cultural, and Historical Resources	Historical and Cultural Asset	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
24	TOWN OF MONTVERDE TOWN HALL - BLDG	Municipal	Critical Community and Emergency Facilities	Local Government Facilities	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
25	LAKE FLORENCE PARK	Municipal	Natural, Cultural, and Historical Resources	Parks	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
26	OSGOOD ROAD / ABRAMS AVENUE PUBLIC BOAT RAMP (NOT RECOMMENDED)	State	Natural, Cultural, and Historical Resources	Parks	Low	Low	Low	Low	Low	Low
27	TRUSKETT PARK	Municipal	Natural, Cultural, and Historical Resources	Parks	Low	Low	Low	Low	Low	Low
28	MONTVERDE KIRK PARK	Municipal	Natural, Cultural, and Historical Resources	Parks	Low	Low	Low	Low	Low	Low
29	Private Lift Station	Private	Critical Infrastructure	Lift Stations	Minimal	Minimal	Minimal	Minimal	Moderate	Moderate



Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
30	Private Lift Station	Private	Critical Infrastructure	Lift Stations	Minimal	Minimal	Minimal	Minimal	Moderate	Moderate
31	Private Lift Station	Private	Critical Infrastructure	Lift Stations	Minimal	Minimal	Minimal	Minimal	Moderate	Moderate
32	Montverde Academy Lift Station 1	Private	Critical Infrastructure	Lift Stations	High	High	High	High	High	High
33	Montverde Cemetery	Municipal	Natural, Cultural, and Historical Resources	Cemetery	Low	Low	Low	Low	Low	Low
34	Montverde Historical Museum - BLDG	Municipal	Natural, Cultural, and Historical Resources	Historical and Cultural Asset	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
35	Public Safety Building - BLDG	Municipal	Critical Community and Emergency Facilities	Law Enforcement Facility	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
36	Emergency Operations Center - BLDG	Municipal	Critical Community and Emergency Facilities	Local Government Facilities	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
37	Montverde Academy Lift Station 2	Private	Critical Infrastructure	Lift Stations	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
38	Willow Ridge Lift Station	Municipal	Critical Infrastructure	Lift Stations	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
39	Public Works Operations Center - BLDG	Municipal	Critical Community and Emergency Facilities	Local Government Facilities	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142067	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142068	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142069	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142901	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142902	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142903	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal

Asset ID	Name	Owner	Asset Class	Asset Type	Current 100-yr	Near 100-yr	Far 100-yr	Current 500-yr	Near 500-yr	Far 500-yr
142991	SEVENTH ST	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142992	SEVENTH ST	State	Transportation	Major Roads	Minimal	Minimal	Moderate	Minimal	Moderate	High
142993	SEVENTH ST	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
142994	SEVENTH ST	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
143266	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
143327	SEVENTH ST	State	Transportation	Major Roads	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
145130	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
145131	CR 455	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
193519	SEVENTH ST	State	Transportation	Major Roads	Moderate	High	High	High	High	High
193520	SEVENTH ST	State	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
193521	SEVENTH ST	State	Transportation	Major Roads	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
122018	PORTER AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
122020	PORTER AVE	Municipal	Transportation	Major Roads	Extreme	Extreme	Extreme	Extreme	Extreme	Extreme
123513	PORTER AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
207790	PORTER AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
105317	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106891	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106892	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106893	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106894	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Moderate	Moderate	Moderate	Moderate
106895	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106896	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
106902	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal
135096	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Moderate	Moderate	Moderate	Moderate	Moderate
193518	RIDGEWOOD AVE	Municipal	Transportation	Major Roads	Minimal	Minimal	Minimal	Minimal	Minimal	Minimal

APPENDIX H: FOCUS AREA FIGURES



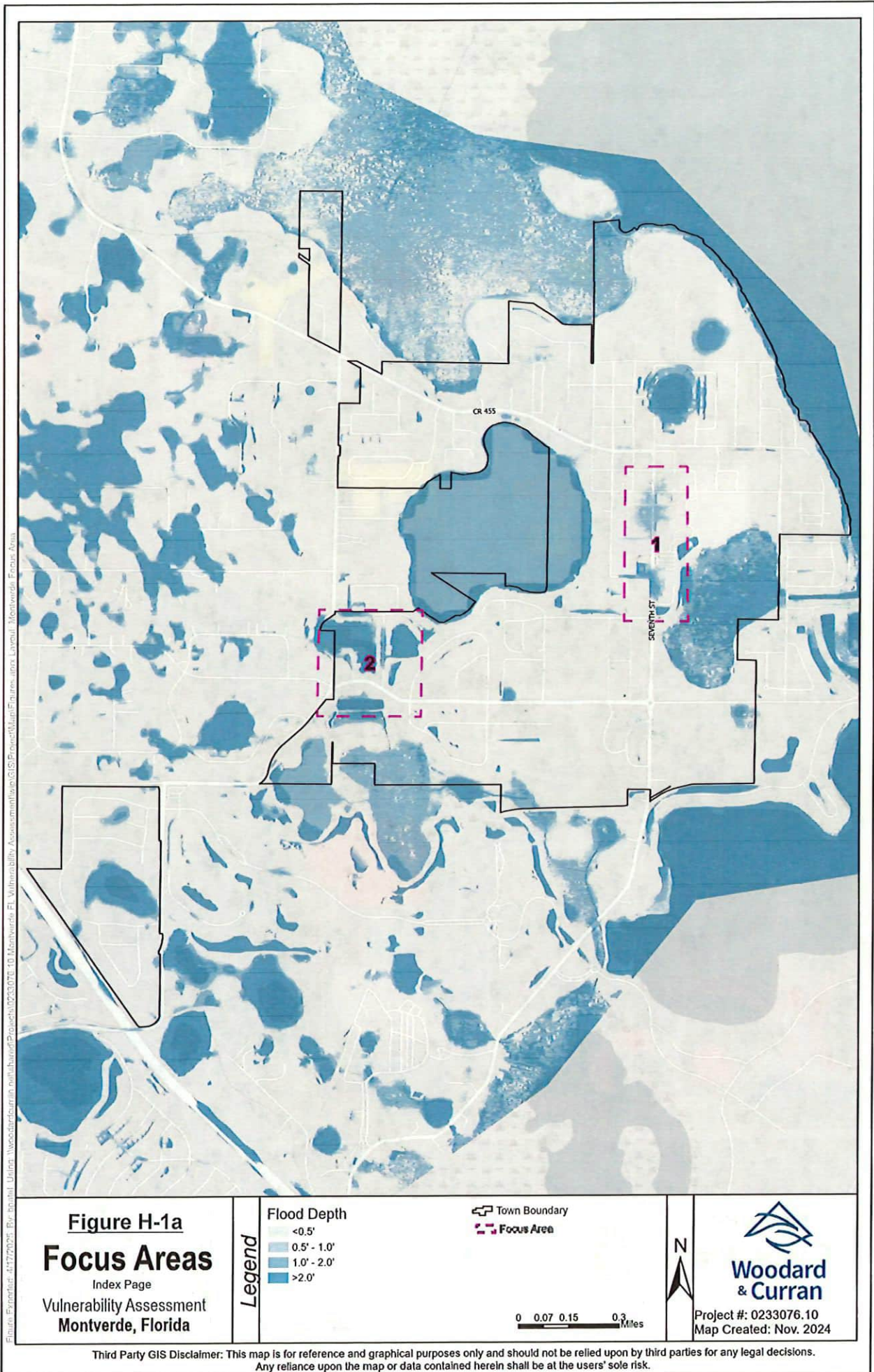
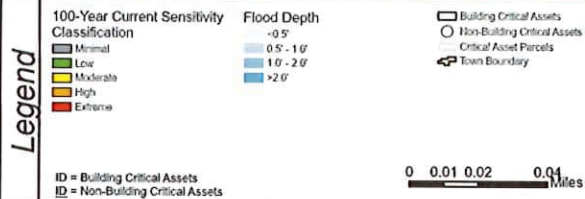




Figure H-1b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida



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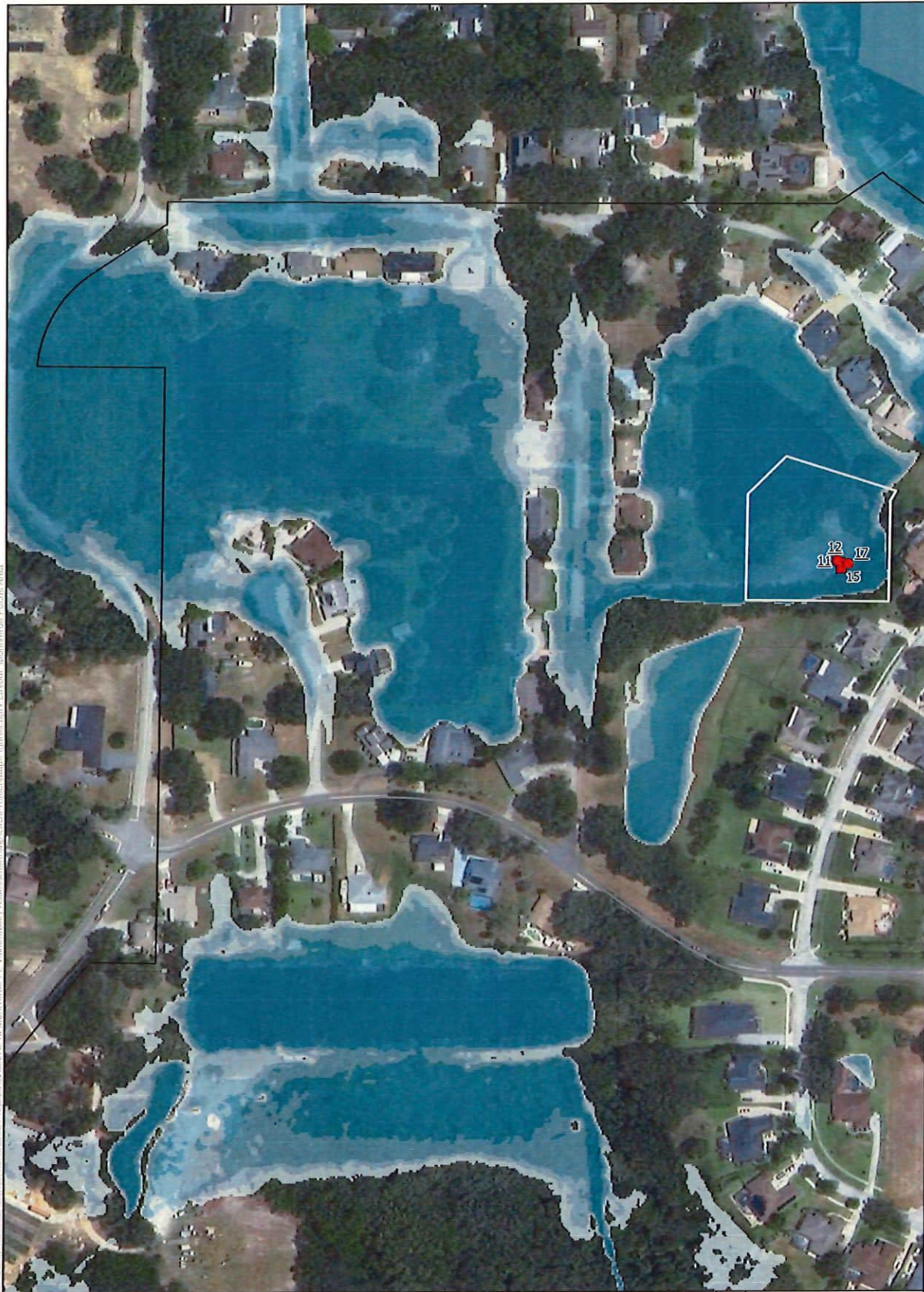


Figure H-1c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Current Sensitivity Classification
 Minimal
 Low
 Moderate
 High
 Extreme

Flood Depth
 <0.5'
 0.5' - 1.0'
 1.0' - 2.0'
 >2.0'

ID = Building Critical Assets
 ID = Non-Building Critical Assets

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.01 0.02 0.04 Miles



**Woodard
 & Curran**

Project #: 0233076.10
 Map Created: Nov. 2024

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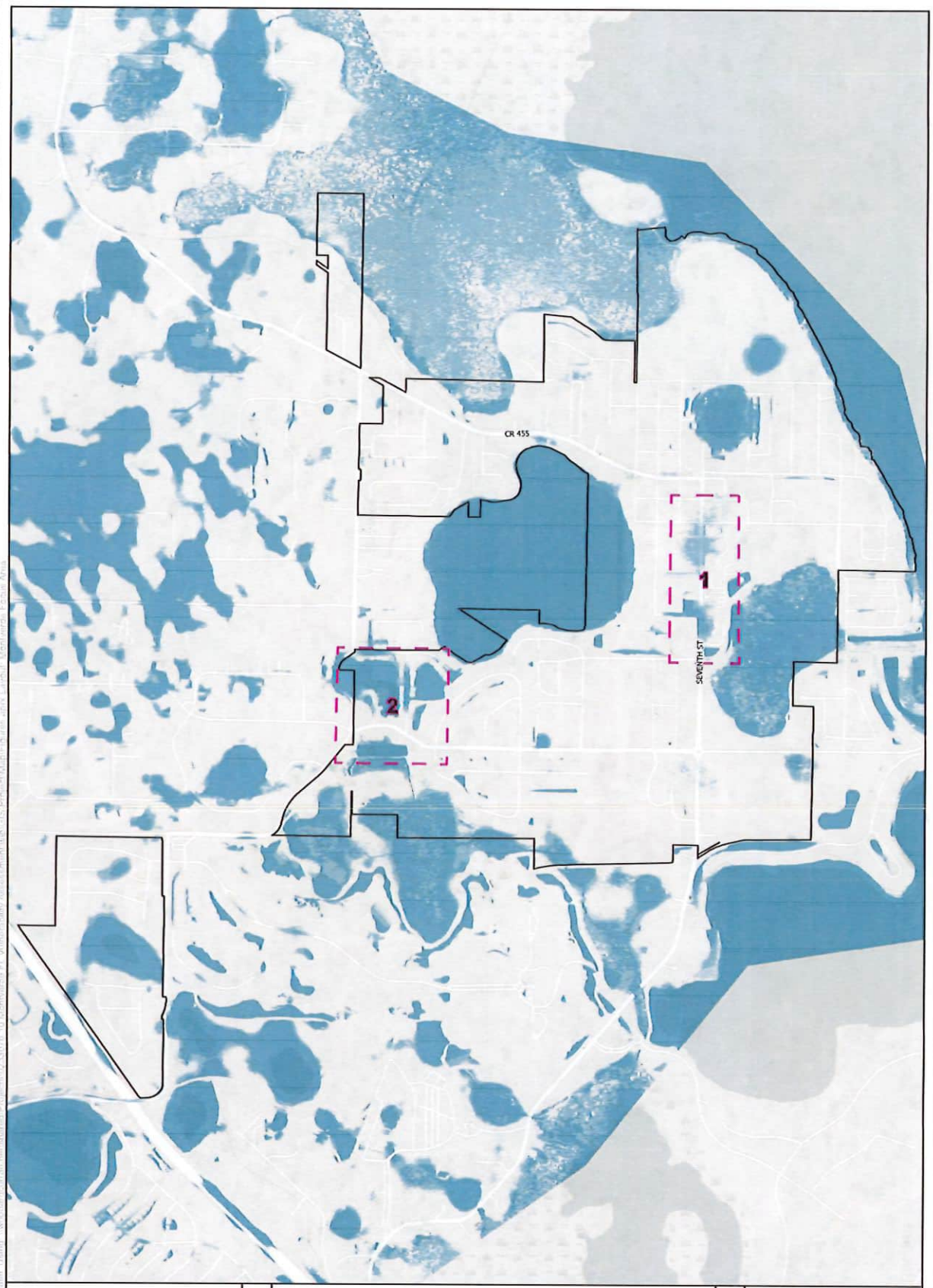


Figure H-2a
Focus Areas
 Index Page
 Vulnerability Assessment
 Montverde, Florida

Legend

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Town Boundary

Focus Area

0 0.07 0.15 0.3 Miles

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Figure H-2b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida

Legend

100-Year Near Sensitivity Classification
 Minimal
 Low
 Moderate
 High
 Extreme

Flood Depth
 <0.5'
 0.5 - 1.0'
 1.0 - 2.0'
 >2.0'

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

ID = Building Critical Assets
 IQ = Non-Building Critical Assets

0 0.01 0.02 0.04 Miles



Project #: 0233076.10
 Map Created: Nov. 2024

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Figure H-2c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend

- 100-Year Near Sensitivity Classification**
- Minimal
 - Low
 - Moderate
 - High
 - Extreme
- Flood Depth**
- <0.5'
 - 0.5' - 1.0'
 - 1.0' - 2.0'
 - >2.0'
- ID = Building Critical Assets**
ID = Non-Building Critical Assets

- Building Critical Assets
- Non-Building Critical Assets
- Critical Asset Parcels
- Town Boundary

0 0.01 0.02 0.04 Miles



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Fluoride: 4172025 For: 0233076.10 Montverde FL Vulnerability Assessment GIS Project Map Figures, at: Montverde, Florida

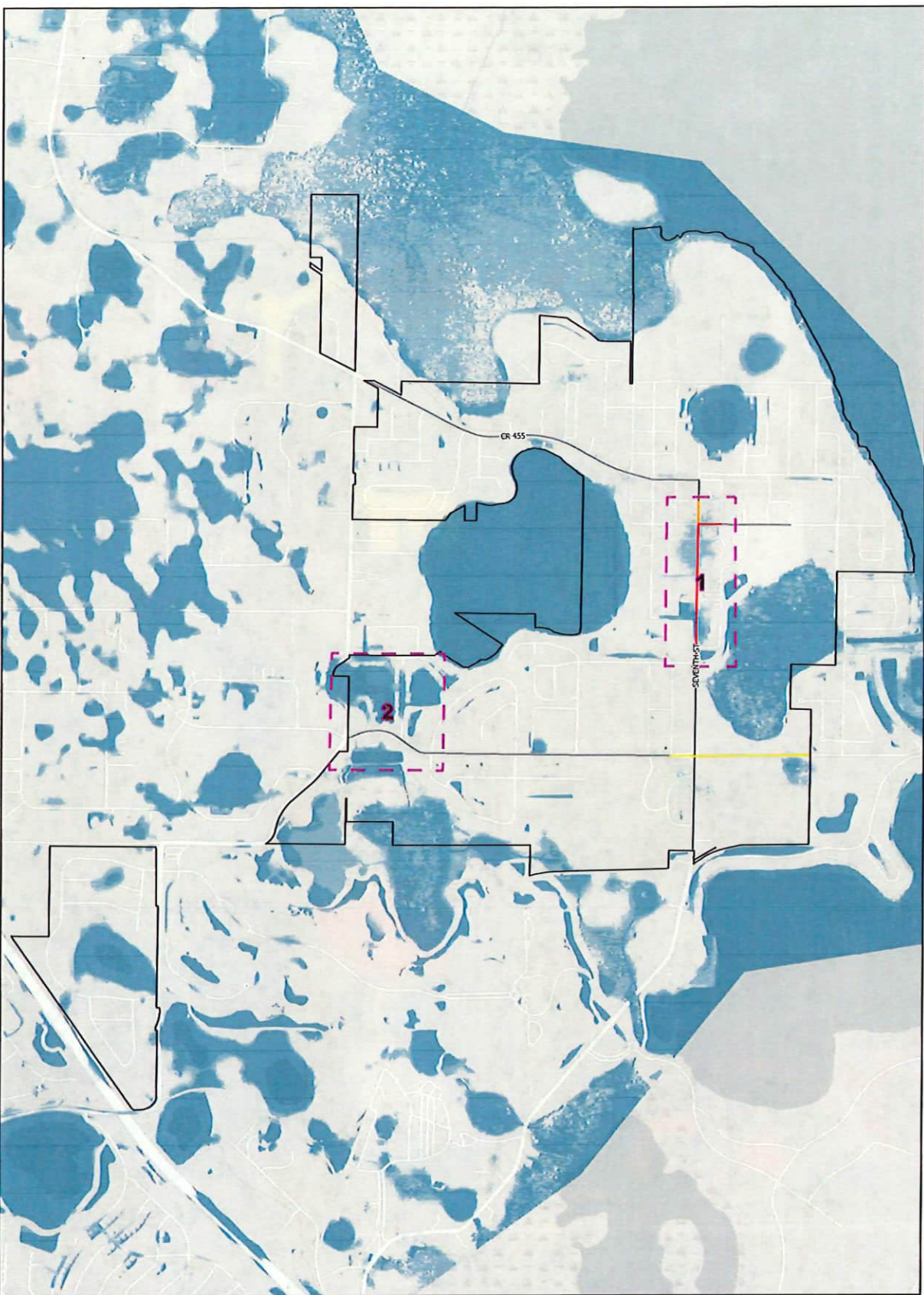


Figure H-3a
Focus Areas
Index Page
Vulnerability Assessment
Montverde, Florida


Legend


Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Town Boundary
Focus Area

0 0.07 0.15 0.3 Miles


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Figure H-3b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida

Legend

500-Year Current Sensitivity Classification

- Minimal
- Low
- Moderate
- High
- Extreme

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

ID = Building Critical Assets
 ID = Non-Building Critical Assets

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.01 0.02 0.04 Miles

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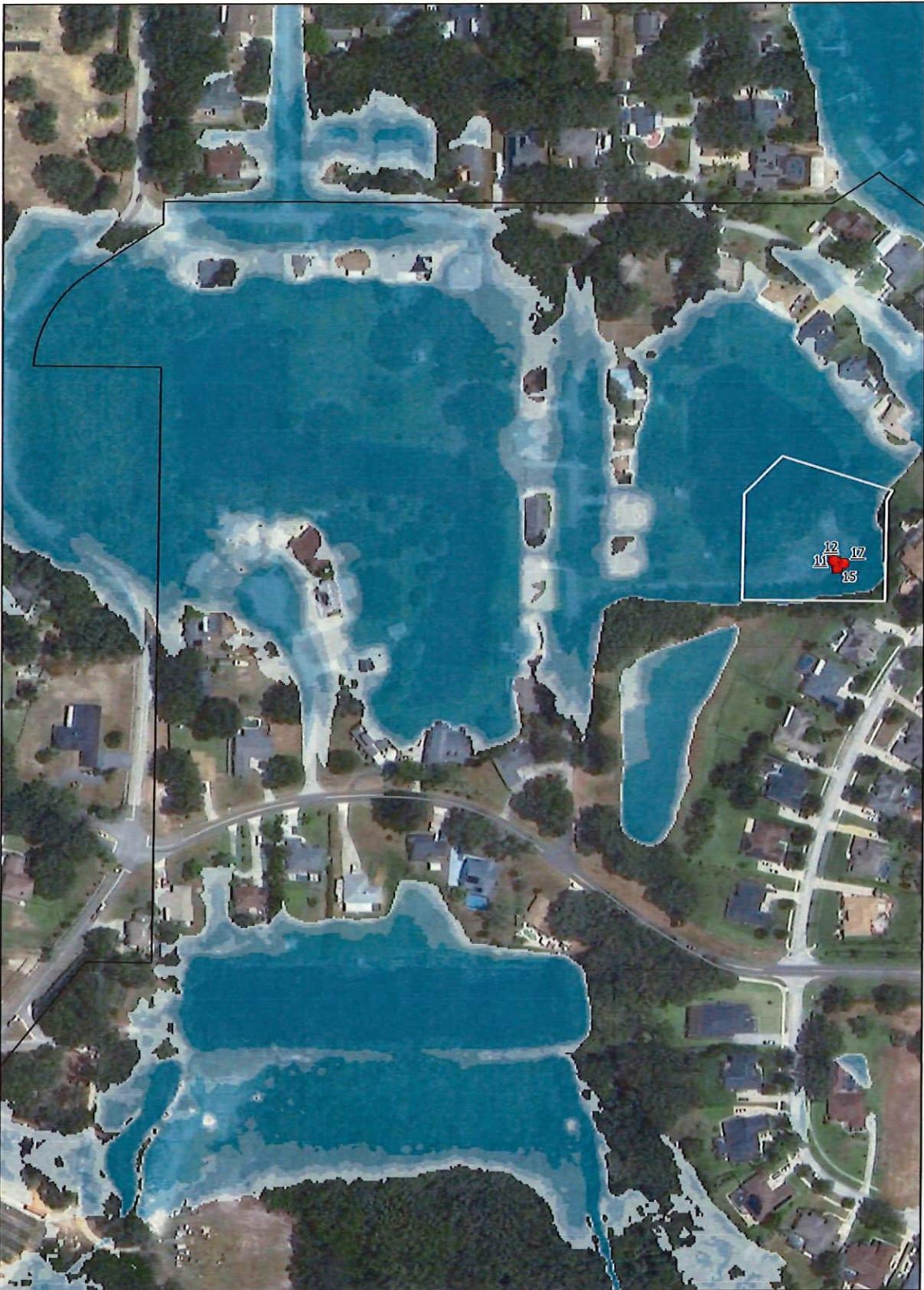


Figure H-3c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend

500-Year Current Sensitivity Classification
 Minimal
 Low
 Moderate
 High
 Extreme

Flood Depth
 <0.5'
 0.5' - 1.0'
 1.0' - 2.0'
 >2.0'

ID = Building Critical Assets
 ID = Non-Building Critical Assets

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

0 0.01 0.02 0.04 Miles



Project #: 0233076.10
 Map Created: Nov. 2024

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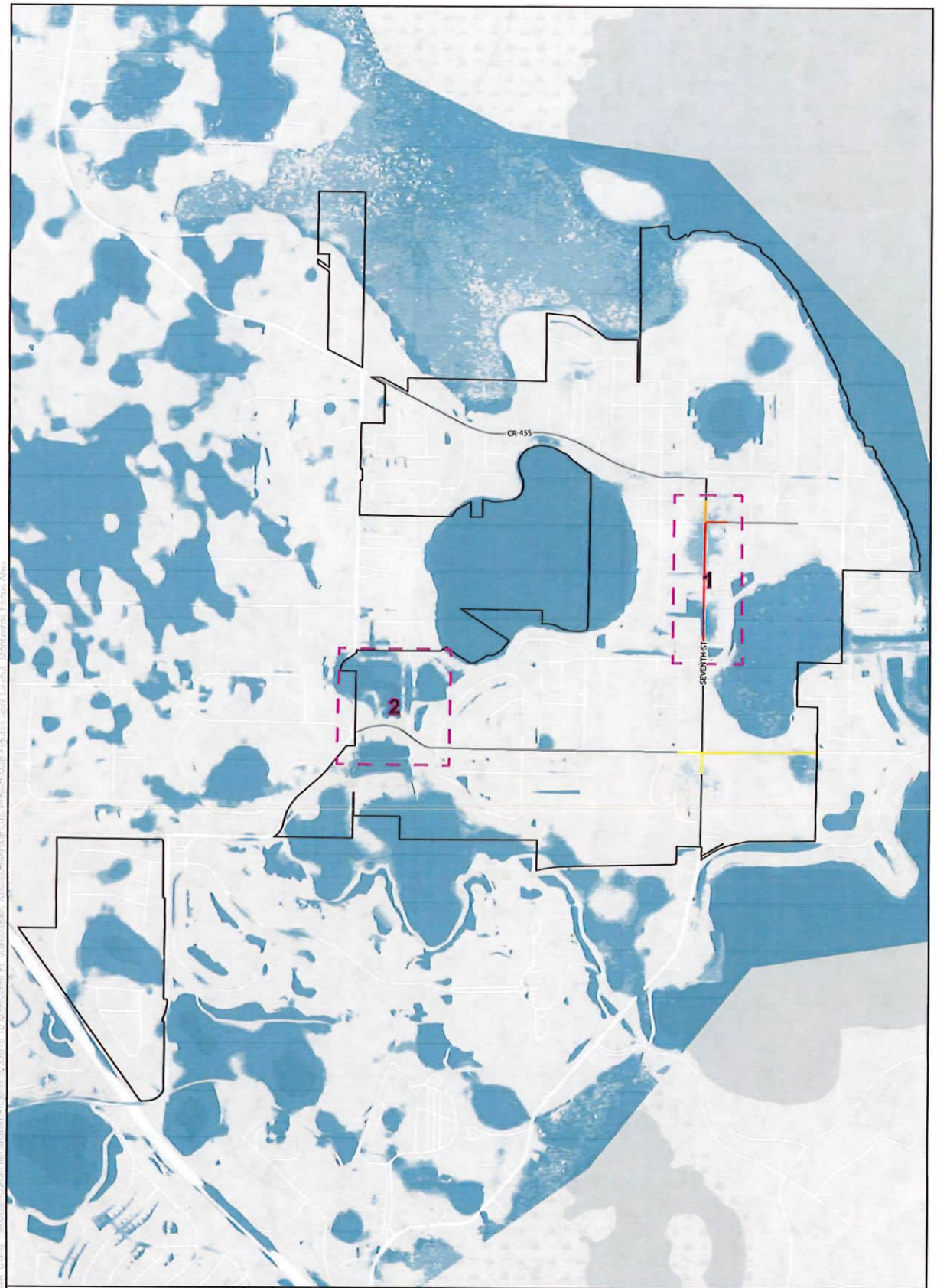


Figure H-4a
Focus Areas
 Index Page
 Vulnerability Assessment
 Montverde, Florida

Legend

Flood Depth
 <0.5'
 0.5' - 1.0'
 1.0' - 2.0'
 >2.0'

Town Boundary
 Focus Area

0 0.07 0.15 0.3 Miles



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Project #: 0233076.10
 Map Created: Nov. 2024

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Figure H-4b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida

Legend

500-Year Near Sensitivity Classification

- Minimal
- Low
- Moderate
- High
- Extreme

Flood Depth

- <0.5'
- 0.5' - 1.0'
- 1.0' - 2.0'
- >2.0'

Building Critical Assets

Non-Building Critical Assets

Critical Asset Parcels

Town Boundary

ID = Building Critical Assets
 ID = Non-Building Critical Assets

0 0.01 0.02 0.04 Miles

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Figure H-4c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend	500-Year Near Sensitivity Classification Minimal Low Moderate High Extreme	Flood Depth ~0.5' 0.5' - 1.0' 1.0' - 2.0' >2.0'	Building Critical Assets Non-Building Critical Assets Critical Asset Parcels Town Boundary
	ID = Building Critical Assets ID = Non-Building Critical Assets	0 0.01 0.02 0.04 Miles	


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Figure H-5b
Focus Areas
 Focus Area 1
 Vulnerability Assessment
 Montverde, Florida

Legend ID = Building Critical Assets ID = Non-Building Critical Assets	500-Year Far Sensitivity Classification Minimal Low Moderate High Extreme	Flood Depth -0.5' 0.5' - 1.0' 1.0' - 2.0' >2.0'	Building Critical Assets Non-Building Critical Assets Critical Asset Parcels Town Boundary
	Project #: 0233076.10 Map Created: Nov. 2024		

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Figure H-5c
Focus Areas
 Focus Area 2
 Vulnerability Assessment
 Montverde, Florida

Legend

500-Year Far Sensitivity Classification
 Minimal
 Low
 Moderate
 High
 Extreme

Flood Depth
 <0.5'
 0.5' - 1.0'
 1.0' - 2.0'
 >2.0'

Building Critical Assets
 Non-Building Critical Assets
 Critical Asset Parcels
 Town Boundary

ID = Building Critical Assets
 ID = Non-Building Critical Assets

0 0.01 0.02 0.04 Miles



Project #: 0233076.10
 Map Created: Nov. 2024

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APPENDIX I: GIS DIGITAL ATTACHMENTS

Deliverable	Geodatabase/Folder	Dataset Name
2.3	CriticalAsset.GDB	<ul style="list-style-type: none"> • Critical_Community_and_Emergency_Facilities • Critical_Infrastructure • Natural_Cultural_and_Historical_Resource • CriticalAsset_Transportation
3.2	Analysis_Results.GDB	<ul style="list-style-type: none"> • CriticalAsset_Bldg • CriticalAsset_Points • Parcel_Analysis • Street_Analysis
5.4	Analysis_Results.GDB	<ul style="list-style-type: none"> • FocusAreas
6.3	DepthRaster	<ul style="list-style-type: none"> • DepthMax_Current100YR.tif • DepthMax_Current100YR_LB.tif • DepthMax_Current100YR_UB.tif • DepthMax_Current500YR.tif • DepthMax_Far100YR.tif • DepthMax_Far100YR_16th.tif • DepthMax_Far100YR_84th.tif • DepthMax_Far500YR.tif • DepthMax_Near100YR.tif • DepthMax_Near100YR_16th.tif • DepthMax_Near100YR_84th.tif • DepthMax_Near500YR.tif



**Woodard
& Curran**

woodardcurran.com



Outlook

ID Label Quote 2025-32913-00 Helen Lehmann Memorial Library - Credit Card Portal

From Violeta Hurtado <vhurtado@idlabelinc.com>

Date Wed 5/7/2025 3:23 PM

To Kathleen Gifford <kgifford@mymontverde.com>

Cc Accounting <accounting@idlabelinc.com>

 1 attachment (217 KB)

Quote-2025-32913-00.pdf;

Good afternoon Kathleen,

I appreciate you taking the time to fill out our form! Attached please find a copy of your quote for the requested 6,000 labels.

Please review for accuracy and inform me of any changes.

To authorize your credit card for this order:

- Go to: <https://idlabelpayments.com/>
- Password: **P4f8=J5gXE**
- Authorization Amount: **\$297.74**

(Calculate the quote total plus 15% to cover estimated shipping/handling and potential changes. ($\$258.90 + 15\% = \297.74)

- Complete all required information and click "Submit".
- Verify the "Thank You" screen appears.



Thank you!

As a reminder, your credit card has been authorized, but not charged, for the amount that was entered.

ID Label will charge this credit card after the order has shipped and the invoice is final.

Questions? Please contact ID Label at accounting@idlabelinc.com

Once the order ships, your card will be charged the final amount. You will then receive a paid invoice via email.

Questions? Contact Accounting at accounting@idlabelinc.com.

Thank you,

RESOLUTION 2025-174

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA ADOPTING A JOINT PLANNING AGREEMENT WITH LAKE COUNTY, FLORIDA, AS AUTHORIZED PURSUANT TO SECTIONS 163.01 AND 163.3171 FLORIDA STATUTES; PROVIDING FOR DIRECTIONS TO THE TOWN CLERK, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council wishes to collaborate with Lake County to enter into a Joint Planning Agreement (JPA) that will include preservation of Ferndale Special Area as outlined in the County's Comprehensive Plan, and allow for use of signage and light poles, as well as other improvements, that meet the Green Mountain Scenic Byway standards and the Town of Montverde standards within the County's right of way; and

WHEREAS, the Town recognizes that establishment of a JPA will ensure better coordination of government services and reduce or eliminate substantial future non-conformities, and facilitate the flow of information regarding land development issues between the Town and Lake County; and

WHEREAS, the Town Council desires to approve the Joint Planning Area Agreement with Lake County, Florida.

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

1. The above recitals are true and correct and, by this reference, are hereby incorporated into and made an integral part of this resolution.

2. The Joint Planning Area Agreement (*Lake County and the Town of Montverde*), a copy of which is attached hereto and incorporated herein, is adopted.

3. Upon adoption, the Town Clerk is hereby directed to send a copy of this Resolution and two copies of the Joint Planning Area Agreement, by United States mail to the Chairperson of the Lake County Board of County Commissioners, the County Manager of Lake County and the County Attorney of Lake County.

4. 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, Lake County, Florida, this ____ day of _____, 2025.

Mayor Joe Wynkoop

Attest:

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

1 **JOINT PLANNING AREA AGREEMENT**
2 *(Lake County and the Town of Montverde)*
3

4 This JOINT PLANNING AREA AGREEMENT is made by and between the TOWN OF
5 MONTVERDE, (the "Town") and LAKE COUNTY, Florida, a political subdivision of the State
6 of Florida (the "County").

7 **PREAMBLE**

8 **WHEREAS**, the Town and the County recognize that proper intergovernmental
9 cooperation and coordination are essential for sound growth management; and

10 **WHEREAS**, the Town and the County seek to have compatible land uses adjacent to their
11 common boundaries, and ensure meaningful communication and evaluation during development
12 review by establishing a coordinated process; and

13 **WHEREAS**, pursuant to Part II of Chapter 163, *Florida Statutes*, the Community Planning
14 Act (the "Act"), the Town and the County adopted and subsequently amended Comprehensive
15 Plans (the "Comprehensive Plan(s)"); and

16 **WHEREAS**, the Town's and the County's Comprehensive Plans contain goals, policies,
17 and objectives that call for the creation of interlocal agreements which deal with annexations,
18 services delivery, and joint land use planning; and

19 **WHEREAS**, the Town and the County recognize that joint planning for the growth and
20 development of their respective jurisdictions regarding all matters of common impact and interest
21 is consistent with State law and serves the public interest; and

22 **WHEREAS**, the Town and the County are desirous of engaging in joint efforts to
23 comprehensively plan certain areas within the Town limits of the Town of Montverde and as well
24 as certain areas located adjacent to or in proximity of the Town limits, all within the boundaries of
25 Lake County, Florida (the "Joint Planning Area" or the "JPA"); and

26 **WHEREAS**, the Town and the County seek to have compatible land uses adjacent to their
27 common boundaries; and

28 **WHEREAS**, the Town and the County wish to agree on certain procedures for the timely
29 review and processing of annexation and development proposals within the JPA; and

30 **WHEREAS**, there is no intent for this Agreement to restrict the Town's authority to amend
31 its Comprehensive Plan, Official Zoning Map, or apply land development regulations consistent
32 with the provisions contained herein, or otherwise to make land use decisions for lands within the
33 corporate boundaries of the Town or within the JPA should the Town annex such lands; and

Joint Planning Agreement between Lake County and the Town of Montverde

1 **WHEREAS**, there is no intent for this Agreement to restrict the County's authority to
2 amend its Comprehensive Plan, Official Zoning Map, or apply land development regulations
3 consistent with the provisions contained herein, or otherwise to make land use decisions for
4 unincorporated areas within the JPA; and

5 **WHEREAS**, this joint planning agreement (this "Agreement") will provide a basis for the
6 evaluation of future development applications and annexation proposals as well as for the adequate
7 provision of public services; and

8 **WHEREAS**, the Town and the County wish to identify a joint planning area and have
9 determined that a joint planning agreement will foster intergovernmental coordination and
10 cooperation, economical provision of services, including utilities, and adequate utilization of
11 existing and proposed infrastructure; and

12 **WHEREAS**, this Agreement provides the Town and the County with ample opportunities
13 for renegotiation in response to changed circumstances, including the ability to see refinement or
14 expansion of the Joint Planning Area; and

15 **WHEREAS**, public hearings with due public notice have been held by the Town and the
16 County prior to approval of this Agreement and as set forth in Section 163.3171(3), *Florida*
17 *Statutes*; and

18 **WHEREAS**, it is the intent of the Town and the County that this Agreement shall be
19 immediately applicable to any issuance of a Development Order, as defined in Article II of this
20 Agreement, for a parcel of land located in the JPA, and submitted to the Town or the County after
21 the effective date of this Agreement; and

22 **WHEREAS**, this Agreement will facilitate the flow of information regarding land
23 development issues between the Town and the County; and

24 **WHEREAS**, the Town and the County recognize Montverde and the unincorporated area
25 of Ferndale as distinctive communities, and desire to protect the unique character of each; and

26 **WHEREAS**, the Town and the County further recognize the Green Mountain Scenic
27 Byway and importance to preserve its rural charm; and

28 **WHEREAS**, Florida municipalities possess Municipal Home Rule Powers pursuant to
29 Article VIII, Section 2(b) of the Florida Constitution and Section 166.021, *Florida Statutes*; and

30 **WHEREAS**, the County possesses Home Rule powers pursuant to Article VIII, Section
31 1(b), of the Florida Constitution and Section 125.01, *Florida Statutes*; and

32 **WHEREAS**, the stated purpose of the Florida Interlocal Cooperation Act of 1969, Section
33 163.01, *Florida Statutes*, is to "permit local governmental units to make the most efficient use of
34 their powers by enabling them to cooperate with other localities on a basis of mutual advantage
35 and thereby to provide services and facilities in a manner and pursuant to forms of governmental

Joint Planning Agreement between Lake County and the Town of Montverde

organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.”; and

WHEREAS, the Town and the County find that the benefits of intergovernmental communications and coordination will accrue benefit to its respective citizens.

WHEREAS, this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Sections 125.01, 163.3171, 163.3177, and 166.021, *Florida Statutes* (2022).

NOW THEREFORE, in consideration of the mutual covenants set forth herein and in the Agreement, the receipt and sufficiency of which are hereby acknowledged, the Town and the County agree with each other to create and participate in this Agreement as follow:

ARTICLE I – INCORPORATION OF PREAMBLE

The preamble above is true and correct and is incorporated into this Agreement as if fully set forth below. This Agreement shall be considered an interlocal agreement pursuant to the authority given to the Town and the County, including the authority found within, but not limited to, Sections 163.01, 163.3171, and 163.3177(6)(h)1.a., *Florida Statutes*, as well as Chapter 125, Chapter 166 and Chapter 171, *Florida Statutes*, and the Constitution of the State of Florida.

ARTICLE II – DEFINITIONS

1. Act. Means the “Community Planning Act” set forth in Section 163.3161 et. seq., *Florida Statutes*, as the same may be amended or superseded from time to time.
2. Agreement. Means this Agreement as the same may be amended or supplemented as provided for herein.
3. County. Means Lake County, Florida, a political subdivision of the State of Florida.
4. County Commission. Means the elected legislative governing board of Lake County.
5. County Comprehensive Plan. Means the comprehensive plan of the County adopted pursuant to the Act, as amended from time to time.
6. Development. Means development as set forth in Sections 163.3164(14) and 380.04, *Florida Statutes*, as amended or superseded from time to time.
- 6.7. Interlocal Service Boundary Agreement or ISBA. Means the agreement adopted by the County Commission pursuant to Lake County Ordinance No. 2010-46, as subsequently amended by Lake County Ordinance No. 2024-_____.
- 7.8. Joint Planning Area or JPA. Means those areas depicted in Exhibit A.

Joint Planning Agreement between Lake County and the Town of Montverde

~~8.9.~~ JPA Map. Means and refers to the map attached hereto and incorporated herein by reference as **Exhibit A**, which designates parcels of land encompassed by this Agreement.

~~9.10.~~ Land Development Regulations. Means ordinances enacted by the Town or the County for regulation of any aspect of land development, as further defined in Section 163.3164(26), *Florida Statutes*, as amended or superseded from time to time.

~~10.11.~~ Local Planning Agency or LPA. Means the respective recommending agencies appointed by the Town Council or County Commission to review Comprehensive Plan and Land Development Regulation amendments and designated as the "Local Planning Agency or LPA" pursuant to Section 163.3174, *Florida Statutes*. The Town LPA is currently the City Planning and Zoning Commission. The County LPA is currently the ~~the~~ Lake County Planning and Zoning Board.

~~11.12.~~ Parcel of Land. Means any quantity of land capable of being described with such precision or exactness that its location and boundaries may be established, which is designated by the Town, by the County, or by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

~~12.13.~~ Town. Means the Town of Montverde, a Florida municipal corporation.

~~13.14.~~ Town Comprehensive Plan. Means the comprehensive plan of the Town adopted pursuant to the Act, as amended from time to time.

~~14.15.~~ Town Council. Means the elected legislative governing board of the Town of Montverde.

~~15.16.~~ Unincorporated JPA. Means the area of the JPA that is not currently within the municipal limits of the Town, as depicted in **Exhibit A**.

ARTICLE III – CREATION OF JOINT PLANNING AREA

1. Joint Planning Area Created. The geographical area identified in **Exhibit A** attached hereto and incorporated herein by reference, shall be designated as the Joint Planning Area (JPA).

Commented [MM1]: Legal description will be added. It appears to match the boundary of the ISBA. Need confirmation it is the same boundary.

2. Incorporation of Boundaries. The Town and the County will use their best efforts to incorporate the boundaries of the Joint Planning Area into the Future Land Use Maps of their respective plans and to include the terms and conditions stated herein. The Town and the County will use their best efforts to amend their Land Development Regulations to incorporate the terms and conditions stated herein. The Town and the Council will use their best efforts to implement the ideas set forth in Article V hereof.

3. Comprehensive Plans.

Joint Planning Agreement between Lake County and the Town of Montverde

A. It is the intent of the Town and the County that the Comprehensive Plans of the Town and the County shall ensure that the lands in the Joint Planning Area are developed consistent with development within the Town or as otherwise provided for in this Agreement, and, at the same time, develop in a way that will ensure efficient provision of public infrastructure and services in this area; provided however, that the Ferndale Special Area, more particularly identified in Exhibit B, attached hereto and incorporated here by reference, shall be governed by the Lake County Comprehensive Plan pursuant to the ISBA.

B. The Comprehensive Plan amendments contemplated herein shall cover growth management issues and may include, but are not limited to, the following topics:

1. Density
2. Utilities
3. Annexation
4. Innovative and flexible planning such as clustering and open space provisions
5. Transportation

4. Planning Standards.

A. If the County creates a land development overlay district, the Town shall be consulted and allowed to formally comment on the proposed district and associated regulations to ensure an orderly transition of land development between the Town and the County.

B. It is the intent of the Town and the County that any proposed Land Development Regulation of the Town or the County shall ensure that the lands in the JPA are developed consistent with development within the Town, except for the lands within the Ferndale Special Area identified in the ISBA, including application of the following standards:

1. Residential development consisting of more than four residential units per net buildable acre must have a mix of lot sizes and lot shapes;
2. Fences must be at least fifty-percent transparent allowing air and light to pass through.

C. The Town and the County agree that properties within the JPA, whether incorporated or unincorporated except for the lands within the Ferndale Special Area as identified in the ISBA, shall not be allowed to develop at a greater density than one dwelling unit per one (1) net buildable acre, and no less than 50% of the net buildable area of the entire site must be preserved as common open space;

provided, however, that nothing herein shall prevent the County from approving higher densities consistent with the County's Comprehensive Plan or Land Development Regulations.

D. The Town and the County agree that any proposed nonresidential development on properties within the JPA, whether incorporated or unincorporated, will be jointly reviewed and discussed by the Town and the County. The Town ~~would like to request that~~ development ~~to be~~ limited to the following nonresidential uses: hospital, medical, office, churches, family day care homes, retail sales, restaurant, personal service establishments, government buildings/uses, golf course driving ranges within the JPA boundaries. The County shall encourage applicants to limit uses as requested by the Town, but nothing herein shall to the extent the County is not prevented prevent the County from making land use decisions as set forth in Paragraph 4.E below. Notwithstanding the provisions contained ~~in Article II, Paragraph , this subsection,~~ these limitations on intensities are not applicable to properties with vested rights.

E. Notwithstanding anything to the contrary within this Agreement, the parties hereby agree and acknowledge that the State of Florida is a property rights' state pursuant to Section 70.002, *Florida Statutes*. To the extent practicable, the parties will seek to abide by the density and intensity requirements set forth under this Agreement; provided, however, that nothing herein shall restrict the County from exercising its authority to amend its Comprehensive Plan, Official Zoning Maps, or apply land development regulations consistent with the provisions contained herein, or otherwise to make land use decisions for the unincorporated areas within the JPA, ~~especially~~ if such decisions are necessary to protect private property rights or to prevent litigation against the County by property owners seeking to enforce such private property rights.

5. Water and Wastewater Utilities. Upon receipt of an application for a development order for properties within the JPA, the County will require the applicant to meet with the Town for the purpose of discussing municipal utilities. The County shall include a provision within the approved development order that a connection to municipal utilities (if the existing water line is within ~~4,500-300~~ feet of the development property boundary or the existing sewer line is within ~~4,500-1000~~ feet of the development property boundary) is required under one of the following conditions:

A. The property is permitted to seek land use and zoning approvals from the County and to develop the property under the County's approved development plan prior to annexation. Such development shall include, but not be limited to, pulling permits, commencing and completing vertical and horizontal site work, platting and obtaining certificates of occupancy and completion. A Covenant to Annex may be executed and recorded setting forth this requirement; provided it shall also allow the property owner to commence, continue or complete development prior to annexation at its discretion. During the time the property owner applies to annex and is being processed for final approvals by the Town, the County shall be able to

Commented [MM2]: Current county LDR has a 300/1000 foot mandatory connection ordinance. Expanding to 1500 feet may pose an unnecessary hardship to single lot owners or small commercial businesses.

continue to issue permits and take related actions under any approved development order.

- B. The property owner voluntarily applies to annex under Section 171.044, Florida Statutes. At time of annexation, an equivalent Town Future Land Use and zoning designation is assigned unless a formal land use and/or zoning map amendment are proposed by the property owner to change the County's permitted intensity/density.
- C. The Town and the property owner agree that annexation is not required but that the property owner will connect to Town utilities and pay the same surcharge assessed to other unincorporated residents/businesses that utilize the Town's utilities.

In the event conditions (a), (b) or (c) cannot be satisfied, utilities will be considered unavailable, and the developer can provide central utilities in lieu of connecting to municipal utilities.

Notwithstanding the foregoing, the Town shall not extend utility lines within the Ferndale Special Area and shall not annex properties within the Ferndale Special Area as both are prohibited under the ISBA.

5.6. Annexation. The Town shall annex only lands as provided in this JPA, and where not in conflict with the ISBA, and shall not annex any lands outside the JPA without amendment of Exhibit A of this Agreement. Due to the low population within the Town's municipal limits and its small geographic area within its municipal limits, the County agrees to continue to maintain, regardless of any adjacent annexations, the collector roadways or segments thereof, and associated drainage facilities within the JPA boundaries with the exception of internal roadways or segments thereof, and associated drainage facilities internal to a residential or non-residential development annexed into the Town. Any new roads constructed by the County within the municipal limits of Town, after execution of this Agreement, shall be maintained and owned by the County, unless incorporated into a separate road transfer and maintenance agreement entered into by the parties.

6.7. Right-of-Way.

A. The Town and the County may enter into a road transfer and/or maintenance agreement(s) for County rights-of-way within ~~its~~the municipal limits, including but not limited to County Road (CR) 455 and Ridgewood Avenue. The Town may, at the Town's expense, mow, and trim trees within the County rights-of-way within ~~its~~the municipal limits without the need for a maintenance agreement.

A.B. Any signage and light poles installed by the Town or County within the rights-of-way within the JPA must be consistent with the Green Mountain Scenic Byway standards and the Town of Montverde standards for such improvements; provided, however, if the costs of signage and light poles to meet the Green Mountain Scenic Byway or Town standards exceeds what the County would normally pay to meet County standards, the Town must pay the cost differential to the County. If the

Town declines to pay the cost differential, the County can install the County standard signage and light poles. If there is a cost differential between signage and light poles that are standard for County installation versus those meeting the Green Mountain Scenic Byway standards and the Town of Montverde standards for such improvements, the Town will be given the opportunity to pay the cost difference to the County, and if the Town does so, then the County will install the enhanced signage and light poles. However, if signage or light poles are being installed as a Town project, then the Town is responsible for the full cost.

B.C. County Right of Way Permit. The County agrees to issue tThe Town may make the following improvements within the County's right-of-way located within municipal limits upon receipt of a Right-of-Way Utilization Permit from the County: a blanket right of way permit to allow for the Town to construct or install the following within the County right-of-way subject to standards and conditions being met:

- i. Driveway aprons with proper drainage improvements
- ii. Signs
- iii. Trails
- iv. Sidewalks

As a condition of issuance, the County and the Town must agree on specifications for each of the foregoing improvements, setbacks, and other standards to be met. As specifications, setbacks and standards need to be changed over time, the County and Town will work cooperatively to agree on such changes. All improvements must meet the requirements of the Florida Greenbook, latest edition, adopted by the Florida Department of Transportation (FDOT). Upon receipt of an approved Right-of-Way Utilization Permit, the Town shall accept all maintenance responsibility for the improvements and shall also accept all liability for any claims or damages caused as a result of such improvements.

Commented [MM3]: Because the County will still own and be liable for the ROW, PW will need to maintain control and oversight to all improvements.

Alternatively, the Town may, at the Town's option, request the County convey all or part of the County-owned right-of-way to the Town so that the Town owns and maintains such portions. Upon transfer of ownership and maintenance responsibility to the Town, the Town may install improvements as it deems necessary.

ARTICLE IV – PROCEDURES FOR REVIEWING AND COMMENTING ON DEVELOPMENT ORDERS

1. Forwarding of Development Order applications from the Town to the County and from the County to the Town.

- A. The Town and the County, within ten (10) working days of receipt of any application or preliminary plans associated with an application for a Development

Order within the JPA shall provide a copy of such application materials to the designated department, division, or office of the other party as is designated by the other party via written notice to the persons described in Article VI herein. The Town staff and the County staff may must meet to discuss the effect of such development and comments in response to an application prior to the reviewing jurisdiction issuing written comments to the applicant, unless the parties mutually agree in writing that a meeting is unnecessary. Additionally, for any meeting with a pre-applicant or an applicant to be held by the Town or by the County, staff of the other party will be invited to participate.

B. The Town staff and the County staff shall provide the Town or County, as applicable, its comments on the matters above, within twenty (~~20~~) working days of receipt of a copy of any such application. The noted time frames may be extended by consent of both parties so long as the time frames within the Town's or the County's Land Development Regulations and applicable Florida Statutes are met. For major developments with regional impact, the CITY and COUNTY shall jointly agree on time frames and meetings necessary for review and approval to ensure completeness of plans.

C. If at any time the secondary jurisdiction shall consider the Development Order or application at a public meeting, the primary jurisdiction and the landowner or applicant shall be given notice of the time, date, and place of the public meeting.

D. If an application for a modification of a Development Order is submitted, the secondary jurisdiction shall be afforded review pursuant to the review times described in this article.

2. Review of Development Applications described in subsection 1 above. In addition to the evaluation and comments normally prepared by the Town or the County ~~department initially accepting an application for a Development Order~~, any comments submitted by the other party in their review of the Development Order application shall be considered by the Town or the County having primary jurisdiction in its review of the Development Order, which shall include an examination of the relationship between the application, the Town's and the County's Comprehensive Plans, Land Development Regulations and this Agreement.

3. Covenant to Annex. When reviewing any Development Order plan(s) or application(s) for properties within the JPA that are bound by a Town covenant to annex, the Town staff shall provide review comments and forward such covenant to annex directly to the County. Formal review of said plan(s) or application(s) along with the permitting, inspection and the issuance of Certificates of Occupancy on such properties shall then be the responsibility of the County. Such properties shall meet the supplemental development criteria, if any, as stipulated in the Town's covenant to annex and related agreements, and any development regulations jointly adopted by the Town and the County for properties within the JPA. The County shall not issue a Certificate of Occupancy until the Town has approved all public infrastructure to be transferred to the Town pursuant to the terms established in the

covenant to annex or related agreements and any additional Town requirements, including concurrency, have been met, which requirements shall be forwarded to the County as part of the Development Order application review process; provided, however, that nothing herein shall restrict the County from exercising its authority to issue a Certificate of Occupancy, especially if such decisions are necessary to protect private property rights or to prevent litigation against the County by property owners seeking to enforce such private property rights. See Paragraph 4.E. above.

4. Development Orders within the Town's portion of the JPA. The Town shall consider and shall use its best efforts to incorporate into any municipal development orders, the comments of the County for property annexed after execution of this Agreement.
5. General Staff Meetings. General meetings of the Town staff with the County staff will be held quarterly during the first year of this Agreement, and no less than annually thereafter as often as needed to carry out the term of this Agreement.

ARTICLE V – SPECIFIC DEVELOPMENTAL AND ENVIRONMENTAL CONSIDERATIONS

~~1. Preservation of Density and Intensity: Ferndale Special Area. It is the intent of the Town and the County to preserve the density and intensity of the properties within the Ferndale Special Area to the existing density and intensity prescribed in the 2030 Lake County Comprehensive Plan as amended, and preserve the existing pattern of development.~~

~~2. Properties within the Ferndale Special Area as depicted in Exhibit A of the Agreement are designated as Rural and Conservation on the future land use map of Lake County, Florida. The 2030 Lake County Comprehensive Plan limits density for properties designated as Rural to a maximum of 1 dwelling unit for 5 net acres. The Parties agree, subject to the provisions of Article III, Paragraph 4(D) above, that during the Term of Agreement, properties within the Ferndale Special Area shall not be developed at a density greater than 1 dwelling unit for 5 net acres.~~

~~3. Green Mountain Scenic Byway. It is the intent of the Town and the County to develop Comprehensive Plan policies that protect the aesthetic characteristics of the Green Mountain Scenic Byway. Such policies shall consider lighting, signage, buffers, and restrictions on incompatible development.~~

1. Preservation of Density and Intensity: Ferndale Special Area. As set forth in the ISBA, it is the intent of the Town and the County to preserve the density and intensity of the properties within the Ferndale Special Area to the existing density and intensity prescribed in the 2030 Lake County Comprehensive Plan as amended and preserve the existing pattern of development.

2. Transfer of Development Rights Program. If the County develops a Transfer of Development Rights (TDR) Program for purposes of protecting and preserving low density rural lands, viewsheds, agricultural lands, or unique environmental features such as steep

Commented [MM4]: The Lake County CP has the following Policies already in place:

Policy I-2.3.3
Policy I-2.3.21
Policy I-2.3.22
Policy I-2.3.23
Policy I-6.2.1
Policy I-6.2.1.1
Policy I-6.2.1.2
Policy VIII-1.6.1

The ISBA also has a section regarding the GMSB so I'm not a fan of including additional language here.

Also, the items referenced in this paragraph are more appropriate for land development regulations rather than comp plan policies.

slopes, hydrological features, vegetation, and habitat, then the Town and the County will work together to evaluate lands that should be prioritized for preservation and conservation. Before land deemed as agriculture can be developed, both the Town and the County must jointly evaluate and discuss available options with the property owner and/or developer to transfer the development rights to a more suitable property closer to urban center and municipal services while still preserving the property owner/developers' property rights.

3. Conservation Strategy. It is the intent of the Town and County to evaluate lands that should be prioritized for preservation and conservation. Data sources to be utilized include but are not limited to the Marxan Model data produced from Stetson University, the Florida Land Inventory (FLI) Layers, and any additional overlays when making planning decisions within the JPA. It is the intent that if a property overlaps with areas identified in these data sets for consideration of protection or conservation, the Town and County will work together to best preserve areas when and where possible. Strategies discussed in the Lake County Conservation Strategy Summary shall be considered but additional strategies may also be utilized.

ARTICLE VI – GENERAL PROVISIONS

1. Non-Exclusivity. Nothing herein shall prevent the parties from entering into other joint planning agreement with other municipalities.
2. Disclaimer of Third-Party Beneficiaries; Sole Benefit. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all the provisions, representations, covenants, and conditions herein contained shall insure to the sole benefit of and shall be binding upon the Parties, and their respective representatives, successors and assigns.
3. Venue, No Waiver, and Remedies. Should the Town or the County seek judicial review of this Agreement, or to enforce this Agreement, the Town and the County recognize that venue will be properly located in Lake County, Florida. The failure of any party to this Agreement to enforce any provision contained herein shall in no event be deemed a waiver of its rights to thereafter enforce this Agreement. Utilization of one remedy to enforce this Agreement shall not be deemed the only method by which to enforce the provisions of this Agreement.
4. Severability. Construction and Interpretation. If any portion of this Amendment to the Agreement is declared invalid or unenforceable, then to the extent it is possible to do so

Joint Planning Agreement between Lake County and the Town of Montverde

without destroying the overall intent and effect of this Amendment to the Agreement, the portion deemed invalid or unenforceable shall be severed here from and the remainder of this Amendment to the Agreement shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable. Consequently, it is the intent of the parties that no provision shall be more harshly construed against either party as the drafter hereof.

5. Effective Date. Prior to this Agreement, or any amendment hereto, becoming effective, it shall be approved and executed by both parties hereto, and pursuant to Section 163.01(11), Florida Statutes, this Agreement shall become effective immediately after the filing of this Agreement with the Clerk of the Circuit Court of Lake County, Florida. This Agreement shall be recorded in the public records of Lake County, Florida, and the cost thereof, if any, shall be shared equally by both governing bodies.

6. Termination and Amendment.

A. Termination.

1. This Agreement shall renew automatically after ten (10) years from the date of final adoption, and every ten (10) years thereafter, unless it is terminated pursuant to subparagraph (2) below.
2. Either party may terminate this Agreement upon providing 180 days written notice to the non-terminating party.

B. Amendment. This Agreement may be amended at any time provided both parties authorize said amendment.

C. Amendment or Termination of Agreement to be in Writing. Except as provided for herein, no amendment or termination of this Agreement shall be binding on either party unless a written instrument terminating or amending this Agreement is executed by the Mayor and County Commission Chairman after being duly authorized to do so by their respective governing bodies, and such termination or amendment shall not be effective until after it has been filed with the Clerk of the Circuit Court of Lake County, Florida. Except as set forth herein, all instruments amending or terminating this Agreement shall be recorded in the Public Records of Lake County, Florida.

7. Notice, Proper Form. Any notice to be provided hereunder to either the Town or the County by the other party shall be in writing and shall be deemed to be provided only by hand delivery for which a receipt is obtained or certified mail. Notice shall be addressed to the addresses set forth below or that a party may otherwise designate in the manner prescribed herein.

TOWN
Town Manager

COUNTY
County Manager

Joint Planning Agreement between Lake County and the Town of Montverde

Town of Montverde	Lake County Administrative Building
P.O. Box 560008	P.O. Box 7800
17404 Sixth Street	315 West Main Street
Montverde, FL 34756	Tavares, FL 32778-7800

Either party to this Agreement may unilaterally amend the address or designee to whom notices are to be delivered by providing notice to the other party as provided herein.

8. Rules of Construction. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Subtitles herein are used for ease in reading this Agreement, and do not form a substantive part of this Agreement for purposes of interpretation. This Agreement shall be liberally interpreted to achieve its goals and purposes.
9. Entire Agreement. This Agreement constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations, and statements, oral or written, are superseded by this Agreement.
10. Authority. The Parties each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement. The Parties hereby represent, warrant, and covenant this Agreement constitutes a legal, valid, and binding contract enforceable by the Parties in accordance with its terms and conditions, and that the enforceability is not subject to any impairment by the applicability of any public policy or police powers.
11. Other Agreements. The parties hereby agreement agree that any previously effective joint planning agreements shall be terminated as of the Effective Date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: the COUNTY through its Board of County Commissioners, signing by and through its Chairman, duly authorized to execute same by Board action on the ____ day of _____, 2024, and the TOWN through its Town Council, signing by and through its Mayor, duly authorized to execute same by Council action on the ____ day of _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

Kirby Smith, Chairman

This _____ day of _____, 2024.

ATTEST:

Gary J. Cooney, Clerk of the
Board of County Commissioners
of Lake County, Florida

Approved as to form and legality:

Melanie Marsh
County Attorney

Joint Planning Agreement between Lake County and the Town of Montverde

TOWN OF MONTVERDE

Joe Wynkoop
Mayor

This ____ day of _____, 2024.

ATTEST:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

EXHIBITS

Commented [MM5]: Legal descriptions will be available in the next 30 days.

EXHIBIT A – JPA MAP SERIES

JPA Area

Municipal Boundary of the Town

Utility Service Boundary

Unincorporated Lake County

Ferndale Preserve/ Lake County Ferndale Special Area

Conservation

ORDINANCE 2024-41

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN TO INCLUDE CHANGING IN ALL ELEMENTS OF THE TOWN'S COMPREHENSIVE PLAN THE PLANNING TIMEFRAMES FROM FIVE YEARS TO TEN YEARS AND TWENTY YEARS AS REQUIRED BY SB 1604/CHAPTER 2023-31 LAWS OF FLORIDA; RELOCATING ARCHAEOLOGICAL PROTECTION LANGUAGE IN THE FUTURE LAND USE ELEMENT TO THE ARCHAEOLOGICAL AND HISTORIC RESOURCES ELEMENT; INCREASING THE MINIMUM OPEN SPACE PERCENTAGES REQUIRED FOR EACH FUTURE LAND USE DESIGNATION IN THE FUTURE LAND USE ELEMENT; REQUIRING ACCESS MANAGEMENT TO BE CONSISTENT WITH THE *MONTVERDE WALKS PLAN*; REMOVING A REQUIREMENT TO IDENTIFY WETLANDS AS CONSERVATION OPEN SPACE; CLARIFYING ARCHITECTURAL DESIGN GUIDELINES AS PERMITTED BY STATE STATUTES WILL BE ADDED TO THE LAND DEVELOPMENT REGULATIONS TO ASSIST IN COMPATIBILITY BETWEEN ADJACENT USES; EXCLUDING JURISDICTIONAL WETLANDS FROM GROSS LAND AREA; INCLUDING THE TYPES OF DWELLING UNITS THAT MAY BE CONSTRUCTED IN AREAS DESIGNATED AS AFFORDABLE HOUSING ON THE FUTURE LAND USE MAPS; INCLUDING COMMERCIAL DISTRICT 2 (C-2) AS A TYPE OF COMMERCIAL FUTURE LAND USE DESIGNATION; CLARIFYING OPEN SPACE DEFINITION; ADDING PUBLIC FACILITIES AS A FUTURE LAND USE DESIGNATION; INCLUDE REFERENCE TO A JOINT PLANNING AGREEMENT; AMEND TABLE-2 IN THE FUTURE LAND USE ELEMENT RELATING TO DENSITY AND INTENSITY OF LAND USE DESIGNATIONS; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT AND PUBLIC FACILITIES ELEMENT AS REQUIRED BY HB 1379/CHAPTER 2023-169 RELATING TO WATER QUALITY AND UPPER OCKLAWAHA BMAP; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE TOWN OF MONTVERDE COMPREHENSIVE PLAN; AND PROVIDING FOR APPROVAL AND AN EFFECTIVE DATE.

WHEREAS, the Town of Montverde is required by adopted legislation to reflect a minimum planning period of ten years and twenty years, and prioritize advanced waste treatment; and

WHEREAS, the Town Council of the Town of Montverde desires to amend its comprehensive plan to meet statutory requirements, clarify other provisions in the comprehensive plan, require compliance with Montverde Walks Plan, and other changes more specifically set forth in exhibits attached hereto and incorporated herein.

WHEREAS, the Planning and Zoning Board sitting as the local planning agency of the Town of Montverde held a public hearing on this ordinance which was advertised in accordance with law, and the Planning and Zoning Board made a recommendation to Town Council.

WHEREAS, the Town Council of the Town of Montverde public hearing for transmittal has been advertised as required by law with the public hearing occurring at least 7 days after the day that the first advertisement was published.

WHEREAS, the Town Council of the Town of Montverde second public hearing for adoption of this ordinance is being held at least 5 days after the date of the second advertisement.

WHEREAS, the Town Council desires to amend the Comprehensive Plan of the Town of Montverde as set forth below.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA AS FOLLOWS:

Section 1. Adoption of the Comprehensive Plan. The Montverde Comprehensive Plan as set forth in Exhibit “A” of this ordinance is hereby approved and adopted by the Town Council, which shall be applicable to property located within the Town of Montverde municipal boundaries.

Section 2. Conflicts. In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control and supersede.

Section 3. Severability. If any section or phrase of this ordinance is held to be unconstitutional, void or otherwise invalid, the validity of the remaining portions of this ordinance shall not be affected thereby.

Section 4. Inclusion. It is the intention of the Town Council of the Town of Montverde that this comprehensive plan amendment shall become and be made a part of the comprehensive plan for the Town. Goals, objectives, and policies of the Comprehensive Plan may be renumbered or reorganized for editorial and codification purposes and such renumbering or reorganization shall not constitute nor be considered a substantive change to the comprehensive plan amendment as adopted.

Section 5. Effective Date. The effective date of this plan amendment shall be pursuant to the state land planning agency’s notice of intent. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If timely challenged, this amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ORDAINED this ____ day of _____, 2025 at a regular meeting of the Town Council of the Town of Montverde.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

EXHIBIT "A"
TOWN OF MONTVERDE COMPREHENSIVE PLAN



Comprehensive Plan Amendment No. 24-01ESR

Public Hearings: Town Council (TC): March 13, 2025

Ordinance No.: 2024-41

Requested Action: Adopt Ordinance 2024-41, amending the Montverde Comprehensive Plan.

Project Background:

At the Town Council meeting on November 12, 2024, the Council voted to transmit this proposed amendment to the Montverde Comprehensive Plan to the Florida Bureau of Community Planning and Growth (Bureau). This is the agency that oversees comprehensive planning in the State.

The Bureau and other regional agencies reviewed the proposed amendments and provided the following comments for revisions before adoption of Ordinance 2024-41.

- Update the Plan to reflect a 10-year period and a 20-year period- all elements will need to be updated with relevant data and analysis such as population projects, transportation data, public facilities and land use inventory, as well as housing data consistent with F.S. 163.3177 (6)(f)2.
- Revise specific policies to identify references to the Land Development Code and such by Title, Author, and indicate clearly provisions being adopted. Policies to be revised: 1-2.2.10, 1-3.9.2, 4-1.14.1, 4-2.3.2, 4-2.3.4, 4-2.4.1, 5-1.2.6, 6-1.3.2, 8-1.1.3. Other policies should be checked as well.
- Revise the Housing Element to ensure allocation for sufficient land uses do meet demands anticipated to planning timeframes, consistent with F.S. 163.3177(6)(a)4.
- Revise Policy 1-2.3.1 for consistency on the commercial future land use categories.
- Revise Table 4, Element I for consistency and clarity and evaluate how multi-family high density going from 10 dwelling units/acre to 5 dwelling units/acre affects trip generation. Also evaluate acreage allocation and net increase/decrease in total number of dwelling units.

Planning staff revised the draft amendment documents. These are provided for Town Council consideration of adoption with the changes noted above. Adoption of Ordinance 2024-41, Comprehensive Plan Amendment No. 24-01ESR is required to be adopted and transmitted to the Bureau by June 18, 2025.



Motion Examples

1. Adopt Ordinance 2024-41.
2. Deny Ordinance 2024-41.
3. Continue action on Ordinance 2024-41, pending additional information requested by Town Council [provide specific additional information requested.]

REMINDERS & ADJOURNMENT