

CHAPTER 1

FUTURE LAND USE ELEMENT

Introduction- Data, Inventory and Analysis

This section of the Element provides an inventory of the existing land use and natural systems within the Town of Montverde. In addition, a profile of land use acreage and relative density and intensity of development within the Town is provided.

Table 1-1

Montverde Planning Time Frames		
Planning Time Frames	Year	Resident Population
Short Range Increment	2025	2191*
Long Range Increment	2045	2223

*April 1, 2024 Population Estimate, Florida Legislature, Office of Economic and Demographic Research

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Projected Households by Size

Table 1-2 identifies the number of households by household size for the Town of Montverde, as reported by the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. Percentage distribution is also presented to allow for the projection of households by size.

Table 1-2

Households by Type			
Year	2023	2045	Percent
Family Households	488	773	75/ 77.5
Non-family Households	166	224	25/ 22.5
Total	654	997	100

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

Residential Development

The magnitude and distribution of existing residential development was separated into five general categories -- Single Family Low Density, Single Family Medium Density, Single Family Affordable Housing/Mobile Home Medium Density, Duplex District, and Multi-Family High Density. The Housing Element estimated that there are 654 dwelling units in the Town based upon 2023 U.S. Census, American Community Survey. The total residential land use is comprised of 787.19 acres of land. Based on the current number of units (654) and residential acreage (787.19), the overall density of Montverde is less than 1 unit per acre.

Projected Residential Land Use Needs

Projection of future residential land use needs is directly related to the projected population found in Table 1-2 and is responsive to the estimated housing need identified in the Housing Element. The methodology for residential acreage needs is explained in the Housing Element. Projected future residential land needs are summarized below by structure type and estimated density distribution.

Land is designated on the Future Land Use Map for Residential Agricultural, Residential Rural, Single Family Low Density, Single Family Medium Density, Single Family Affordable Housing/ Mobile Home Medium Density, Duplex District, and Multi-Family High Density. Multiple family and single family housing types are eligible to locate in areas designated as

Office/Residential/Commercial (ORC) land use as either attached or detached structures to office land uses.

Based on the population and existing acreages of vacant land and future land use designation, the only identified need is with medium density. Annexation will likely be the key driver to growth in the Town, as it already is becoming. As the Town is anticipated to become more urbanized over the planning timeframe, land that was in use as agriculture in 2023 was designated for that use on the Future Land Use Map may convert to non-agricultural use. The Future Land Use Map is found as Map 1-1 in the Future Land Use Element of the Comprehensive Plan. The acreage allocation in the various land use categories above reflects the results of the Data, Inventory and Analysis, the Goals, Objectives and Policies and the desire of Town officials and residents to create a viable, financially sound and growing community in the future.

Table 1-3

<u>Montverde Projected Future Land Use Need</u>				
<u>Land Use Category</u>	<u>Existing Acreage</u>	<u>Additional Needs 2015</u>	<u>Additional Needs 2030</u>	<u>Future Land Needs</u>
<u>Single Family</u>	-	-	-	-
<u> Agriculture</u>	<u>122.66</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u> Rural Residential</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u> Low Density</u>	<u>538.59</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u> Medium Density</u>	<u>176.2</u>	<u>23.96</u>	<u>0</u>	<u>0</u>
<u>Affordable/Manufactured Housing</u>	<u>62.18</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u> Duplex District</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Multi-Family</u>	-	-	-	-
<u> High Density</u>	<u>2.5</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Total</u>	<u>902.13</u>	<u>0</u>	<u>0</u>	<u>0</u>

A description of general development characteristics and restrictions for each residential land use type is provided below:

Agriculture – Up to One Dwelling Unit per 5 Acres (up to 1 du/5acres).

Development in the single family categories on the Future Land Use Map will include only permanent, detached single family housing. Areas designated for Agricultural category will not allow densities which exceed one (1) unit per 5 acres.

Residential Rural – Up to One Dwelling Units Per Acre (up to 1 DUPA). This Future Land Use classification is not utilized, therefore it is proposed to be removed from this Comprehensive Plan amendment in 2024. It is confusing as it is really a zoning district per the Montverde Land Development Code, Chapter 10, Article II.

Single Family Low Density - Up to Two Dwelling Units Per Acre (up to 2 DUPA). Development in the single family categories on the Future Land Use Map will include only permanent, detached single family housing. Areas designated for Single Family Low Density residential will not allow densities which exceed two (2) units per acre.

Single Family Medium Density - Up to Four Dwelling Units Per Acre (up to 4 DUPA). Development in the single family categories on the Future Land Use Map will include only permanent, detached single family housing. The Single Family Medium Density category allows densities up to four (4) units per acre.

Single Family Affordable Housing/ Mobile Home Medium Density - Up to Four Dwelling Units Per Acre (up to 4 DUPA). The Affordable Housing category as depicted on the Future Land Use Map shows only those areas which contain existing mobile home sites. The Mobile Home designation is being removed in this amendment as other types of affordable housing are allowed.

Duplex District- Up to Four Dwelling Units Per Acre (up to 4 DUPA). The Duplex District shall designate for single family residences and two family duplexes at a density up to four units per acre. This is being renamed as Single Family Mixed as it allows more than duplex residential development

Multi-Family High Density - Up to a Maximum of ten (10) Dwelling Units Per Acre (up to 10 DUPA). Residential development will not exceed ten (10) dwelling units per acre within Multiple Family High Density categories.

This is proposed to be reduced to five (5) dwelling units per acre in this Comprehensive Plan amendment. The Town does not desire to have densities above five (5) dwelling units per acre. This should reduce impacts on traffic generation as fewer dwelling units, a reduction by half of the currently allowed density, will produce fewer trips.

Commercial - Montverde's location is vital in the consideration of commercial allocation. Located by a large, commercially prosperous, City of Clermont, residents of Montverde enjoys a variety of commercial venues with in a very short distance. Montverde's allocation needs have to be targeted toward small, resident oriented businesses.

No industrial land use is anticipated to the year 2030.

Additional data, inventory and analyses are provided in each of the following Comprehensive Plan Elements.

Goals, Objectives and Implementing Policies

This section stipulates goals, objectives and policies for implementing the desired future land use of the Town of Montverde.

GOAL 1-1: LAND USE. ENSURE THAT THE LOCATION OF LAND USES PROMOTE CONSERVATION OF RESOURCES, EFFICIENCY AND CONCURRENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES, MAXIMIZATION OF ECONOMIC BENEFITS FOR EXISTING AND FUTURE CITIZENS, AND COMPLIANCE WITH ADOPTED MINIMUM LEVELS OF SERVICE STANDARDS; AND CONCURRENTLY MINIMIZE DETRIMENTAL IMPACTS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE JEOPARDIZED BY ENVIRONMENTAL DEGRADATION, NUISANCES, AND INCOMPATIBLE LAND USES IN ORDER TO MAINTAIN THE SMALL TOWN CHARACTER OF THE TOWN OF MONTVERDE.

OBJECTIVE 1-1.1: PLANNING FOR RESIDENTIAL QUALITY AND NEIGHBORHOOD COHESIVENESS. Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

Policy 1-1.1.1: Adequate-Residential Land Area. The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, and which enables efficient provision of public facilities and services. A minimum of 632.6 acres shall be allocated for residential land uses on the Future Land Use Map. Residential acreage allocated on the Future Land Use Map shall be sufficient to attract development to the Town rather than outside the Town limits.

Policy 1-1.1.2: Allowance for Open Space. Subdivisions and plats shall be required to dedicate common open space areas according to the following minimum standards for each land use designation depicted on the Future Land Use Map:

TABLE 1-4
MINIMUM OPEN SPACE STANDARD

Future Land Use Designation	Percent
Multi-Family, / High Density	15% 25%
Duplex District Single Family Mixed	15% 25%
Single Family, Medium Density	15% 25%
Single Family Affordable Housing Mobile Home, Medium Density	20% 25%
Single Family, Low Density	20% 25%
Residential Rural	20% 25%
Agricultural	20% 25%

(Refer to the Conservation Element, Policy 5-1.6.3 for definition of "common open space").

~~(*) Applicable to developments exceeding twenty five (25) units. A~~ minimum of twenty-five percent (25%) of common conservation open space must represent uplands.

Policy 1-1.1.3: Mitigation of Impacts from Adjacent Development. Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens when located in residential areas, shall be permitted uses therein so long as the activity complies with criteria established in Policy 1-1.1.4.

The Town shall minimize potential adverse impacts created by non-residential land uses located adjacent to each other by requiring the provision of landscaping, buffering, or other appropriate screening techniques. Specific landscape and buffer requirements shall be as outlined in the Town of Montverde ~~Land Land Development development Regulations regulations~~ for each zoning category. The vegetated buffer may be applied as credit towards meeting open space requirements set forth in Policy 1-1.1.2, Allowance for Open Space.

The Town shall require new commercial and manufacturing development to install landscaping in accordance with the landscape and buffer requirements as outlined in Chapter 4, Article VIII the Town of Montverde Land Development RegulationsCode.

Policy 1-1.1.4: Acceptable Community Facilities in Residential Areas. Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements set forth within Chapter 4, Article VIII of the Town of Montverde Land Development Code~~the Land Development Regulations~~. A "community facility or service" shall mean a building or structure owned and operated or authorized by the Town of Montverde to provide a public service and is limited to fire stations, police substations, emergency medical response stations, and postal drop box stations. Such incompatible land uses in residential designations shall comply with the following criteria:

- (A) Buffer and screening must be provided consistent with Policy 1-1.1.3.
- (B) Location of the facilities shall be limited to collector roadways or primary local road providing access to more connecting roads of the subdivision. Such facilities shall not be located on a cul-de-sac;
- (C) A maximum of five percent of a residential land use designation shall be limited to community facilities;
- (D) Intensity of the community facility shall be limited to a maximum floor area of fifty percent or .5 FAR.
- (E) The design and construction of the facility shall be compatible with the surrounding character of the neighborhood.

Policy 1-1.1.5: Existing Incompatible Land Use Activities Located within

Residential Districts Located on the Future Land Use Map. The Town has established provisions within Chapter 10, Article II of the Town of Montverde Land Development Code ~~the Land Development Regulations~~ which define criteria for the transition of incompatible existing land uses within residential areas to compatible residential uses.

Policy 1-1.1.6: Access to and Circulation within Residential Areas. Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Transportation Element that address access management and shall be consistent with the Montverde Walks Plan requiring sidewalk connections.

Policy 1-1.1.7: Transition of Residential Densities. The Town shall pattern the transition of residential densities on the Future Land Use Map toward higher densities in areas accessible to employment and commercial areas and away from environmentally sensitive areas, while directing lower density residential in areas close to environmentally sensitive or agricultural areas.

Policy 1-1.1.8: Availability of Facilities to Support Residential Land Uses. Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the Future Land Use Map shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of new residential development.

OBJECTIVE 1-1.2: PLANNING FOR CONSERVATION OF ENVIRONMENTALLY SENSITIVE LANDS AND OTHER NATURAL RESOURCES. Manage and control existing and Future Land Uses Located Within or Adjacent to Environmentally Sensitive Lands, And Other Significant Natural Resources.

Policy 1-1.2.1: Wetlands. The Town shall limit development within designated wetland areas to land uses supporting conservation and passive recreation activities. No more than 10% of the wetland can be developed for these accepted uses if all necessary permits have been obtained from the Florida Department of Environmental Protection, St. Johns River Water Management District, or the U.S. Army Corps. of Engineers. ~~Wetlands shall be identified in the Future Land Use Map Series as Conservation Open Space.~~ Provisions within the Conservation Element and ~~Land-land Development-development Regulations-regulations~~ shall promote the preservation of wetlands by reducing adverse impacts emanating from existing and future development shown on the Future Land Use Map.

Policy 1-1.2.2: Protection. of the 100 Year Flood zone and Stormwater Management, Policy 5-1.8.2, Maintenance of Floodplains, within the Conservation Element stipulates development restrictions within the 100-year Flood Zone for purposes of maintaining its natural flow regime and protecting surface water quality.

Also, development shall have drainage facilities in place and functioning concurrent with impacts generated by that development. Such drainage facilities shall be designed to comply with the Town's established level of service standard. The developer/owner of any site shall be responsible for managing on-site run-off.

Policy 1-1.2.3: Aquifer Recharge. The Town rests on an area possessing high aquifer recharge potential. Permeable surface areas shall be protected through impervious surface principles and common open space standards established in Policy 1-1.1.2 as well as other policies within the Conservation and Public Facilities Elements. Aquifer recharge protection shall be accomplished through the following objectives and policies:

Public Facilities Element

- 4-1.2.1, Minimum Level of Service Standards – Sanitary Sewers;
- 4-1.4.1, Sanitary Sewer Facilities for New Residential Development;
- 4-1.4.5, Sanitary Sewer Systems for New Non-Residential Development;
- 4-2.1.1, Minimum Drainage Level of Service Standards - Water Quantity;
- 4-2.3, Control Impacts of Future Stormwater Runoff;

Conservation Element

- 5-1.2.1, Restrict Activities Known to Adversely Affect Quality of Surface and Ground Waters;
- 5-1.2.3, Compliance with State Requirements to Protect Water Quality,
- 5-1.2.9, Control Sediment and Pollution Carried in Stormwater Runoff;
- 5-1.2.10, Mitigate Impacts of Septic Tank Discharge into Groundwater Supplies;
- 5-1.2.13, Development Regulations for Sawgrass Pond and Karst Areas (Sinkholes);
- 5-1.3.2, Avoid Reduction of Recharge Volumes Entering Groundwater Supplies;
- 5-1.3.3, Compliance with Water Management District Consumptive Use Permit;
- 5-1.3.4, Participation and Compliance with Water Management District Emergency Water Plan and Conservation Efforts;
- 5-1.3.5, Promote Conservation of Water;
- 5-1.3.6, Wellfield Protection;
- 5-1.8, Protect Environmentally Sensitive Areas;
- 5-1.9, Management of Hazardous Wastes to Protect Natural Resources.

Policy 1-1.2.4: Sinkholes. Policy 5-1.2.13, Development Regulations for Sawgrass Pond and Karst Areas (Sinkholes), of the Conservation

Element governs development activities occurring within or adjacent to a sinkhole.

Policy 1-1.2.5: Lake Front and Wetland Littoral Zone. Policy 5-1.2.5, The Land Development Regulations have established criteria for Shoreline Protection and Lakefront Littoral Zones in Chapter 4, Article XI of the Town of Montverde Land Development Code, stipulates development restrictions and buffers within a shoreline zone (i.e., waters edge to a distance landward) and a littoral zone (i.e., water edge to a specified water depth).

Policy 1-1.2.6: Vegetative Communities and Wildlife Habitats. Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in the following objectives and policies:

- 5-1.6, Conserve Wildlife and Wildlife Habitats;
 - 5-1.6.1, Coordinate with State and Regional Agencies to Promote preservation of Wildlife and Wildlife Habitats;
 - 5-1.6.2, Conservation of Wildlife Habitats;
 - 5-1.6.5, Evaluating Impacts on Endangered and Threatened Flora and Fauna Species;
 - 5-1.6.6, Protection of Endangered and Threatened Flora and Fauna Species;
- 5-1.5, Conserve, Appropriately Use and Protect Fisheries;
 - 5-1.5.1, Manage Impacts of Development on Fisheries;
 - 5-1.5.2, Assist Federal and State Agencies in the Maintenance of Fish Populations;
 - 5-1.5.3, Aquatic Weed Control;
- 5-1.2, Protect Quality of Surface and Ground Waters;
- 5-1.3, Protect the Quantity of Surface and Ground Waters;
- 5-1.4, Conserve, Appropriately Use and Protect Native Vegetative Communities;
 - 5-1.4.1, Implementing Protection of Vegetative Communities

and Aquatic Habitats.

OBJECTIVE 1-1.3: PROTECTION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES. Discovered archaeological sites shall be protected from alteration, removal or destruction until the Florida Department of State has acted to preserve such site and its artifacts, and archaeological sensitive areas shall be investigated prior to any groundbreaking activities.

Policy 1-1.3.1: The Town of Montverde shall review all proposed subdivision and/or commercial development for consistency with the Historic and Archaeological Resources Element of the Town's Comprehensive Plan.

Policy 1-1.3.2: Preventing Destruction of Discovered Archaeological Sites. Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery, and the Town and/or the developer shall contact the Florida Department of State, Division of Historical Resources, of such discovery. Construction shall not begin until the State has determined the archaeological significance of the discovery and all restrictions which shall be imposed on development of that site. Development may continue in areas which will not impact the site of the discovery.

Policy 1-1.3.3: Archaeological Survey (See Policy 1-1.4.5). Historic and Archaeological Survey.

Policy 1-1.3.4: Review Process: The Town shall implement Land Development Regulations that sets terms for negotiations with landowners prior to the development process to ensure the protection of Archaeological Sites.

OBJECTIVE 1-1.4: PROTECTION OF HISTORIC SITES. Historic Sites Shall Be Protected from Destruction, Removal, or Alteration And from Impacts of Adjacent Incompatible Land Uses through Implementation of the

Following Policies:

Policy 1-1.4.1: Historic Building Identification. Buildings shall be distinguished as historic if the following criteria are met:

- ~~—(a) The site is listed on the National Register of Historic Places (National Park Service, U.S. Dept. of Interior), or the Florida Site File (Division of Historic Resources, Florida Dept. of State);~~
- ~~—(b) The age of the subject site exceeds fifty years;~~
- ~~—(c) The building, structure, or object represents the last remaining example of its kind in the neighborhood or Town;~~
- ~~—(d) Documented proof indicates that the site contributed a significant role in the history of Lake County or the State of Florida;~~
- ~~——(e) In the event either b, c or d is met, the owner of the property requests that the Town designates the site as historic or to make such distinction on the Future Land Use Map.~~

Policy 1-1.4.2: Historically Significant Sites. The Montverde School House, now serving as the Town Hall, or any structure, building, or site which is deemed historically significant according to Policy 1-1.4.4 shall be identified on the Future Land Use Map Series.

Policy 1-1.4.3: Protection from Adjacent Incompatible Land Uses. If type, density and intensity of adjacent land use shown on the Future Land Use Map is not compatible to the preservation of the historic site, then appropriate buffering and screening techniques shall be requirements imposed on encroaching adjacent new development. The minimal degree of buffering and screening requirements shall be that necessary to prevent the adjacent land use from diminishing a designated site's historic value and shall at a minimum be consistent with Policy 1-1.1.3.

Policy 1-1.4.4: Protection of Historic Sites. Alteration or modifications of a designated historic site shall conform to guidelines set forth in the U.S. Secretary of the Interior's "Standards for Rehabilitation and

~~Guidelines for Rehabilitating Historic Buildings." In the event a designated historic site is proposed for demolition, the Town shall follow standards contained in the "Historic American Buildings Survey" to measure the merits of razing the structure.~~

~~Policy 1-1.4.5: Historic and Archaeological Survey. By June 2009 the Town shall contact the Grants and Education Section of the Bureau of Historic Preservation, Florida Dept. of State, concerning the application for grant funds to perform a single combined survey or individual separate Archaeological and historic surveys covering the town limits; for the Archaeological survey, the archaeological sensitivity zone. Upon determination of eligibility to apply for such grants, application shall be made within one year. Upon the recommendations and findings of these surveys, if prepared, the Town shall amend the Comprehensive Plan consistent with procedures stipulated in Chapter 163.3187, F.S.~~

OBJECTIVE 1-1.~~54~~: PLANNING FOR COMMERCIAL ACTIVITIES. Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local markets, while considering the fiscal and environmental impacts associated with the use. The scale and intensity of the commercial activities shall be compatible with the surrounding area to maintain the small-town character of the Town of Montverde, while serving the needs of the residents.

Policy 1-1.~~54~~.1: Compatibility Standards. In order to ensure scale and compatibility to the adjacent uses, the town shall include the following provisions in the ~~Land—land Development—development Regulationsregulations~~:

- (A) Architectural design guidelines as permitted by State Statutes, that will assist in ensuring compatibility.
- (B) Lighting plan that outlines type and location.
- (C) A size limitation associated with the amount of total residents.

Policy 1-1.54.2: Criteria for Identifying Commercial Sites. The location and distribution of commercial land use districts delineated on the Future Land Use Map shall be determined according to the following criteria:

- (A) Access and vicinity to C.R. 455; ease of access and egress from major thoroughfares to commercial sites; ability to achieve a functional internal circulation and off-street parking system;
- (B) Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, and odor;
- (C) Impact to the conservation and preservation of natural resources;
- (D) Demand on existing and planned public services, utilities, water resources and energy resources;
- (E) Availability of sanitary sewer systems capable of treating commercial waste, as shall be consistent with 381.272(9), Florida Statutes.

Policy 1-1.54.3: General Pattern of Commercial Land Use. Two commercial land use categories are currently designated on the Future Land Use Map: Office\Residential\Commercial Use and Commercial. The majority of higher intensive or highway oriented commercial activities shall be directed to the Commercial designation.

The office\residential\commercial category serves to prevent high intensive commercial from dispersing throughout the rest of the Town.

Policy 1-1.54.4: Access to Commercial Land Uses. Access to commercial sites shall utilize adjacent streets adjoining C.R. 455 where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Access to commercial areas shall comply with policies established within the Transportation Element that address access management, [and the Montverde Walks Plan, addressing sidewalk accessibility.](#)

Commercial development pursuing access to C.R. 455 shall be required to obtain all access management (curb cut) permits from the County in accordance with the County's rules and regulations and not prior to a site plan being approved by Town staff.

Policy 1-1.54.5: Mitigation of Impacts to Adjacent Land Uses.

The Town has incorporated provisions within ~~the Chapter 4, Article VIII of the Town of Montverde Land Development Code Land Development~~ Regulations which require commercial developments and redevelopments to provide sufficient buffer and screening for purposes of mitigating impacts to adjacent residential or institutional land uses.

Policy 1-1.54.6: Availability of Facilities to Support Commercial Development. Uses which produce, use, or store large quantities (over 2,222 gallons per day, EPA) of hazardous waste listed on the Florida Substance List are prohibited from the Town of Montverde. Small quantity generators must provide sanitary sewer systems consistent with Florida Statute 381.272(9) and shall not use septic tank systems. The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

Policy 1-1.54.7: Provision of Open Space. New development shall be required to maintain a portion of commercial sites as open space. Chapter 10, Article I of the Town of Montverde Land Development Code~~The Land Development Regulations~~ specifies the proportion of land which shall be retained for open space.

OBJECTIVE 1-1.65: PLANNING FOR PUBLIC FACILITIES. The Town shall assure that needed public services and facilities are developed concurrent with the impact of new development, including adoption of a concurrency management system within the comprehensive plan.

Sufficient land area shall be available to accommodate public facility improvements proposed within the comprehensive plan and programmed in the five- ~~Ten(10)five~~-year schedule of capital improvements.

Policy 1-1.~~65~~.1: Coordinate Public Facilities with Land Use. The Town shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the Town's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1-1.~~65~~.2: Coordinate Public Facilities and Services with Concurrency Management System. The timing and location of public facilities shall be coordinated through the Concurrency Management System to assure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1-1.~~65~~.3: Protection of Potable Water Wellfields. Policy 5-1.3.6 in the Conservation Element governs development activity affecting groundwater within defined wellfield protection areas.

OBJECTIVE 1-1.~~67~~: PLANNING FOR SCHOOL SITES. The Town shall coordinate with Lake County School Board and make every effort to allow for the designation of sufficient land on the future land use map, within a reasonable proximity to residential development, to meet the projected needs for public schools and seek opportunities to collocate appropriate public facilities with educational facilities.

Policy 1-1.~~76~~.1: Land Use Designations. Public schools shall be allowed in the following ~~land use designations~~zoning districts:

- (A) All Residential Categories (AG, RR, R1L, R1M, RA/MH, R2, R3, and DD)
- (B) Planned Unit Development (PUD)
- (C) Office / Residential / Commercial (ORC)
- (D) Commercial (C1)
- (E) Public Utilities (PF)

Policy 1-1.76.2: School Board Collaboration. The Town will work with the Lake County School Board to plan and establish future school sites to ensure that adequate land will be available close to neighborhoods to meet the needs of the student population.

Policy 1-1.76.43: Collocation of Facilities. The Town shall seek opportunities for collocation of compatible public facilities, such as parks, with public schools.

Policy 1-1.76.4: School Site Sizes. As established as a guideline by the School Board of Lake County, the Town shall utilize the following as the minimum allocation of land for individual public school facilities.

- (A) Elementary school – 12 acres
- (B) Middle school – 25 acres
- (C) High school – 60 acres

Policy 1-1.76.5: General Location Criteria. The Town, in cooperation with the Lake County School Board, will utilize the following as general criteria for the location of the various types of schools.

Elementary Schools

Generally intended and located to serve a neighborhood or group of neighborhoods where students could walk to school. Playgrounds can be collocated with elementary schools.

Middle Schools

Generally intended and located to serve the community as well as

the adjacent area. Community parks and athletic fields can be colocated with middle schools. The school should be buffered from residential areas.

High Schools

Generally intended to serve more than one community. The school should be buffered from residential areas.

OBJECTIVE 1-1.87: PLANNING FOR PUBLIC FACILITIES LAND USES. The Town shall adequately plan for the land needs of public facilities activities.

Policy 1-1.87.1: Adequate Sites for Public Facilities Land Uses. The Town shall designate adequate sites on the Future Land Use Map for public facilities land uses, assuring that public facilities are available to meet demands concurrent with impacts of development. Child-care and adult-care centers and public facilities shall be allowed to locate in residential areas as conditional uses. Chapter 4, Article VIII of the Town of Montverde Land Development Code ~~The Land Development Regulations~~—defines performance standards and mandatory conditions which must be met to locate these facilities in residential areas.

Policy 1-1.87.2: Compliance with Concurrency Management System. All public facilities land uses, both private and public, shall comply with requirements stipulated within the Concurrency Management System. Public facilities shall be available concurrent with the impacts of development.

Policy 1-1.87.3: Mitigation of Impacts to Adjacent Land Uses. To mitigate impacts to adjacent land uses, buffer and screening requirements are stipulated within Chapter 4, Article VIII of the Town of Montverde Land Development Code ~~the Land Development Regulations~~. Public facilities land uses, both public and private, shall be required to comply with these development regulations.

OBJECTIVE 1-1.98: COORDINATE FUTURE LAND USES WITH TOPOGRAPHY AND SOIL CONDITIONS. Land Uses Shall Be Located in Areas Compatible with Soil Conditions and Topography Best Suited to Promote the Health, Safety and Welfare of Citizens, Protect Investments in Property and Development, and Assure Preservation and Conservation of Environmentally Sensitive Lands and other Natural Resources.

Policy 1-1.98.1: Coordinate Future Land Uses with Soil Conditions. Land use activities, including their densities and intensities, shall be compatible to soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. Table I-1 stipulates which land uses are deemed suitable or unsuitable for each soil type, as well as those which may be suitable if restrictions are placed on the density or intensity of use or the use of septic tank systems. The delineation of land uses on the Future Land Use Map shall be consistent with suitability classifications identified in Table I-1.

Septic tank systems are a limiting factor for the location of residential and commercial activities within some soil types. Such activities may be compatible with soil types if central sanitary sewer systems and drainage facilities are adequate to protect health and safety of the residents and preserve natural resources, particularly groundwater quality. The Town has incorporated provisions into Chapter 12, Article IV of the Town of Montverde Land Development Code~~the Land Development Regulations~~ which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

Policy 1-1.98.2: Development Limitations Due to Severe Slope. Severe slopes shall be defined as having a gradient exceeding 10%. Land uses shall be delineated on the Future Land Use Maps with consideration to the topography. Alterations to slopes at sites with greater than 10% slope must be approved by the Town prior to land preparation activity for commercial, multiple family, and residential subdivisions.

OBJECTIVE 1-1.109: COORDINATE FUTURE LAND USES WITH THE CONCURRENCY MANAGEMENT SYSTEM. Assure that future land use patterns promote efficient provision of public facilities, and that facilities are available concurrent with the impacts of development.

Policy 1.1.109.1: Availability of Public Facilities. Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the Town to provide or require provision of public facilities to serve those land uses delineated on the Future Land Use Map. A concurrency management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

Policy 1.1.109.2: Efficiency in the Provision of Public Facilities. Allocation of future land use shall occur in a manner which promotes efficient distribution and provision of public facilities. Land use allocations shall assure that future sites can be acquired for public facilities programmed within the ~~Five-Ten(10)Five-YearYear~~ Schedule of Capital Improvements or determined necessary to meet demands generated by growth and development anticipated through the year ~~2030. 20332030.~~

TABLE 2
SOIL SUITABILITY FOR LAND USE ANALYSIS (1)

TOWN OF MONTVERDE SOIL SUITABILITY FOR LAND USE ANALYSIS (1)														
Land Use (2)	Soil Type													
	AtB	AtD	Br	Fd	Fm	Is	LaB	LaD	Mk	Or	Pe	PmA	Sw	Ta
Residential (3)	S	S	V	V	V	V	M	V	V	S	V	V	V	S
Small Commercial	V	V	V	V	V	V	S	V	V	S	V	V	V	S
Roads and Streets	M	M	V	V	V	V	S	M	V	S	V	V	V	S

Recreation-Playground	V	V	V	V	V	V	V	V	V	V	V	V	V	V
Agriculture	M	M	V	V	V	M	M	M	M	M	V	V	V	M

TABLE 3
LEGEND

LEGEND			
AtB	Candler Sand, 0-5% Slope	LaD	Lake Sand, -5-12% Slope
AtD	Candler Sand, 5-12% Slope	Mk	Myakka Sand
Br	Brighton Muck, Depressional	Or	Orlando Fine Sand, 0-5% Slope
Fd	Felda Fine Sand	Pe	Placid Sands, Depressional
Fm	Arents-Urban land complex	PmA	Placis & Myakka Sands, Depressional
Is	Immokalee	Sw	Swamp
LaB	Lake Sand, 0-5% Slope	Ta	Tavares Sand, 0-5% Slope
S	Slight Limitations		
M	Moderate Limitations		
V	Severe Limitations		
(1) The above ratings are in terms of suitability to a particular land use. Soil types are used to determine appropriate land use patterns on the Future Land Use Map.			
(2) Open space can be applied to all soil types.			
(3) Without Basement			
(4) Due to the variable properties of fill soils, an on-site determination is necessary the suitability of a particular land use.			

OBJECTIVE 1-1.1110: ENCOURAGE THE REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS. Blighted areas are not present within the Town of Montverde. However, the Town shall encourage the redevelopment and renewal of blighted areas at that time such areas appear within its jurisdiction and necessary action shall be taken to prevent their occurrence.

Policy 1-1.1110.1: Amend Future Land Use to Best Encourage the Redevelopment and Renewal of Blighted Areas. At the time blighted areas are identified within Montverde, the Town shall amend the Comprehensive Plan to include appropriate policies which address

the redevelopment needs of that area. Such policies shall be based on an evaluation and analysis which shall be prepared within the Data Inventory and Analysis Section, the supporting document to the Comprehensive Plan. The Town shall also re-evaluate the future land use designation for the blighted area to determine if a more appropriate designation, density and intensity of development would better encourage the private sector to invest in redevelopment.

Policy 1-1.~~11~~10.2: Maintain and Enforce Minimum Standards for Existing and New Development. The Town shall continue to enforce appropriate standards for the design and construction of development, including public and semi-public facilities. The Town of Montverde has amended Chapter 4, Article VIII of the Town of Montverde Land Development Code~~the Land Development Regulations and Code of Ordinances~~ to include any revisions to design and construction standards, including the administration of enforcement activities, to maintain consistency with development guidelines and requirements established in this comprehensive plan.

OBJECTIVE 1-1.~~12~~11: PLANNING FOR UTILITIES. The Town shall assure that needed utilities are provided concurrent with the impact of new development, including adoption of a Concurrency Management System within the Comprehensive Plan. Sufficient land area shall be available to accommodate utilities.

Policy 1-1.~~12~~11.1: Coordinate Land Use Needs for Utilities. The Town shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. A utility land use district shall be used to allocate areas on the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in Chapter 4, Article XVIII of the Town of Montverde Land Development Code~~the Land Development Regulations~~.

Utilities shall be permitted on a conditional basis within commercial

and public facilities land use districts, as outlined in Chapter 10, Article II of the Town of Montverde Land Development Code~~the Land Development Regulations~~. Utilities requiring separation from other forms of development and human activity shall be designated as open space if such land use represents a potential threat to the health or safety of citizens or to the investment in development.

Policy 1-1.~~1211~~.2: Underground Utilities. The Town shall formulate guidelines to encourage underground utilities in the Chapter 4, Article XVIII of the Town of Montverde Land Development Code~~Land Development Regulations~~.

Policy 1-1.~~1211~~.3: Coordinate Traffic Plans with Utilities. As existing utility service lines are placed within existing transportation ~~right-of-ways~~rights-of way, the Town shall review future land use plans and transportation improvements to assure that appropriate land and air space are available to accommodate utility lines. Such land use needs shall be delineated as utility open space on the Future Land Use Map as deemed appropriate. The Town shall inform the utility company of all transportation improvements scheduled within the ~~Five-Ten (10) Year~~Five-Year Schedule of Capital Improvements which require relocation of utility service lines or other ancillary facilities.

OBJECTIVE 1-1.~~1312~~: DISCOURAGE URBAN SPRAWL. Discourage Urban Sprawl Through a Future Land Use Pattern which Promotes Orderly, Compact Development.

Policy 1-1.~~1312~~.1: Land Use Allocation. The Town shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis) and to the effect such allocations place on the economic benefits and values of existing and future land and building investment. The Town shall allocate a reasonable amount of land above identified needs to avoid economic impacts which a controlled supply of land places on land values and market potential.

Policy 1-1.~~13~~12.2: Promote Orderly Compact Growth. Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The Town shall encourage growth and development in existing developed areas where public facilities and services are presently in place, and in those areas where public facilities can provide the most efficient service. Land areas shall not be designated for growth and development if abundant undeveloped land areas already present in developed areas served by facilities and services.

Policy 1-1.~~13~~12.3: Coordination with Lake County to Reduce Urban Sprawl. The Town of Montverde shall coordinate with Lake County to promote a regional development concept that directs future growth to urbanized or urban/rural transitional areas where public facilities and services are available or proposed to be available by year ~~2030~~.
20332030.

OBJECTIVE 1-1.~~14~~13: PROMOTE INNOVATIVE LAND DEVELOPMENT APPLICATIONS. Promote Innovative Land Development Applications Through the Use of Planned Unit Development Designations.

Policy 1-1.~~14~~13.1: Application of Planned Unit Development. A single use planned unit development technique shall be used as a management strategy for negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites. Limited commercial uses shall be allowed on a conditional basis. Although this development strategy may provide opportunities for unique concepts, the development design incorporated by the PUD shall comply with the accepted community character promoted by the Town and shall be designed to limit impacts of development internally within the confines of the PUD through the following land use controls and guidelines:

- (A) A PUD concept may be applied to any residential land use designation;

- (B) Commercial land uses are allowed only in proposed development exceeding twenty-five acres and shall be limited to less than twenty-five percent (25%) of the total developable land area.
- (C) Recreation areas must be allocated on the site consistent with the Town's adopted level of service standard and the Land Development Regulations.
- (D) Based on the scope of development and acreage involved with a proposed PUD, a "Development of Regional Impact" Study, prepared by the East Central Regional Planning Council, may be a requisite prior to final approval.

Policy 1-1.~~1413~~.2: Use of Performance Zoning. The Town has analyzed the merits of applying a performance zoning criteria to the Future Land Use Element and the Land Development Regulations which base land use decisions on the ability of proposed development to provide specific facilities and services to qualify for certain density or intensity levels of development.

Policy 1-1.~~1413~~.3: Use of Neighborhood Standards and Guidelines Manual for New Subdivisions. The Town shall require any subdivision of land within all Land Use Categories where four (4) or more lots are proposed to adhere to standards defined in *Neighborhood Standards and Guidelines Manual for New Subdivisions*. (Ordinance 2017-16)

GOAL 1-2. FUTURE LAND USE MAP. ADOPT AND MAINTAIN A FUTURE LAND USE MAP SERIES WHICH SHALL DESIGNATE LAND USE ACTIVITIES TO MEET ANTICIPATED GROWTH AND DEVELOPMENT AND TO CONSERVE NATURAL RESOURCES OF MONTVERDE THROUGH THE YEAR 2030.
20332045

OBJECTIVE 1-2.1: FUTURE LAND USE MAP SERIES. The Town of Montverde hereby adopts the Future Land Use Map ~~Series~~, Maps I-~~11 through 15~~ to Represent Town Policy for Managing the Allocation of Future Land Use through the Year 2030. ~~2033-2045~~ The Future Land Use

Map Series Is and Shall Be Supported by the Comprehensive Plan Data Inventory & Analysis Report (2007) 2024 and the Comprehensive Plan Evaluation and Appraisal Report. Land Use Designations of the Future Land Use Maps Are and Shall Be Allocated Pursuant to the following:

- Goals, Objectives and Policies Established in the Comprehensive Plan;
- Based on Anticipated Growth and Development through Year 2030, 2033–2045 as determined within the Data Inventory & Analysis Report;
- Conservation of Natural Resources Including lakes wetlands, floodplains, sinkholes, groundwater high recharge areas, endangered and threatened species and their native habitats;
- Efficiency in the Provision of Public Facilities;
- Preservation of Fiscal Resources and Maximization of Economic Benefit.

Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density. The Future Land Use Map Series shall designate areas for maximum density/intensity as depicted on Table 1-24.

Policy 1-2.1.2: Consideration of Community Facilities.

Necessary community facilities, such as utility and water service lines, shall be permitted within any future land use designation if such activity satisfies established criteria of the Comprehensive Plan and the Town's Code of Ordinances. A definition for a "community facility" is provided within Chapter 4, Article VIII of the Town of Montverde Land Development Code ~~the revised Land Development Regulations~~. Performance standards for community facilities have been incorporated into ~~the Land Development Regulations~~ this Chapter to direct the placement of such facilities.

TABLE 4
TOWN OF MONTVERDE DENSITY AND INTENSITY OF LAND USE DESIGNATIONS

<u>Future Land Use Classification</u>	<u>Maximum Density / Intensity</u>	<u>Companion Zoning District</u>
<u>Agriculture</u>	<u>1 du/ 5 acres</u>	<u>A</u>
<u>Single Family Low Density</u>	<u>2 du/acre</u>	<u>RR, R1-L, PUD</u>
<u>Single Family Medium Density</u>	<u>4 du/acre</u>	<u>R1-M, PUD</u>
<u>Single Family Affordable Housing</u>	<u>4 du/acre</u>	<u>RA-MH, PUD</u>
<u>Single Family Mixed</u>	<u>4 du/acre</u>	<u>R2, PUD</u>
<u>Multi-Family/ High Density</u>	<u>5 du/acre</u>	<u>R3, PUD</u>
<u>Commercial General (C-1 and C-2)</u>	<u>.75 FAR</u>	<u>C1, C2, PF</u>
<u>Office/Residential/Commercial District</u>	<u>.70 FAR</u>	<u>ORC</u>
<u>Public Facilities</u>	<u>.60 FAR</u>	<u>PF, U</u>
<u>Conservation Open Space</u>	<u>0.05 FAR</u>	<u>CON</u>

TOWN OF MONTVERDE DENSITY AND INTENSITY OF LAND USE DESIGNATIONS							
				2007	2024	2007	2024
LANDUSE CATEGORY	MAXIMUM DENSITY/INTENSITY	TYPE (a)	MAXIMUM ISA(b)	ACRES	ACRES	%OF TOTAL LAND AREA	%OF TOTAL LAND AREA
Commercial	0.75	FAR	85.0%	6.40	11.34	0.55%	1.04%
Office/Residential/Commercial (ORC)	0.70	FAR	82.5%	5.50	4.34	0.47%	0.40%
Utility	0.70	FAR	80.0%	2.20		0.19%	
Institutional	0.60	FAR	70.0%	79.10	77.69	6.75%	7.11%
Residential0				632.60		54.02%	
Multi-Family	Upto12	OU/A	65.0%	2.50	0.46	0.21%	0.04%
Duplex District	Upto4	OU/A	60.0%	0.00	0.00	0.00%	0.00%
Single Family-Medium Density	Up to 4	DU/A	65.0%	176.20	168.86	15.05%	15.45%
Single Family- Affordable Housing/Mobile Home Medium Density	Up to 4	DU/A	35.0%	18.00	62.18	1.54%	5.69%
Single Family-Low Density	Upto2	DU/A	50.0%	339.50	538.59	28.99%	49.27%
Single/Multifamily Mixed					17.10		1.56%
Rural Residential	Upto1 du/acre	DU/A	25.0%	0.00	0.00	0.00%	0.00%
Recreation	0.35	FAR	50.0%	10.60	34.09	0.91%	3.12%
Agriculture	1 unit per five acres or .02.		10.0%	96.40	122.66	8.23%	11.22%
Open Space				298.40	0.00	25.48%	0.00%
Utility	0.15	FAR	7.5%	9.80	0.00	0.84%	0.00%
Utility Open Space					11.13		1.02%
Corridor	0.10	FAR	5.0%	0.00	0.00	0.00%	0.00%
Conservation	0.05	FAR	5.0%	148.00	0.43	12.64%	0.04%
ROW				138.40	1.14	11.82%	0.10%
No Designation					6.95		0.64%
TOTAL LAND AREA				1032.60	1,057.00	88.18%	96.70%
Lake/Water				138.40	36.10	11.82%	3.30%
TOTAL ACREAGE				1171.00	1093.10	100.00%	100.00%

Table 1-2

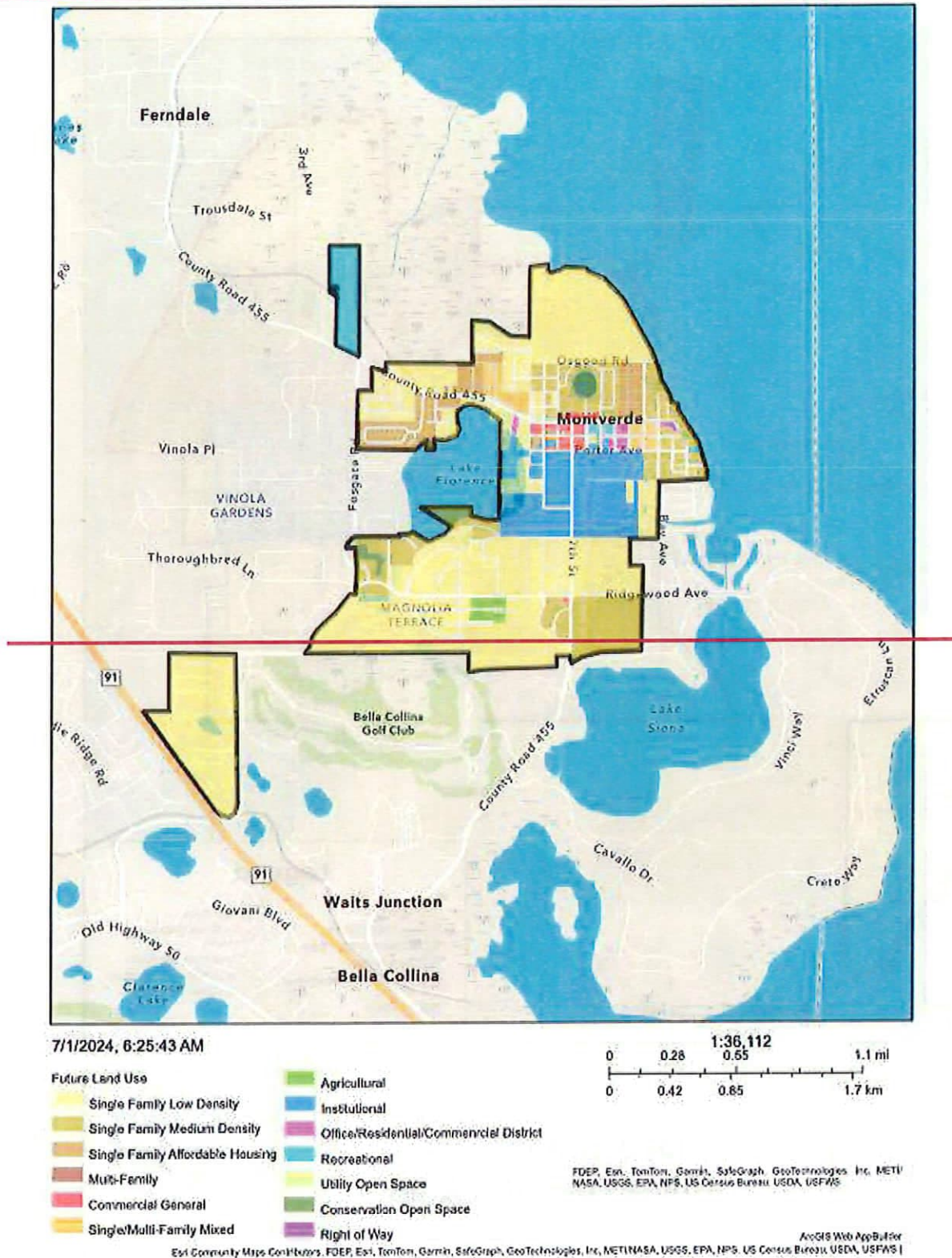
Montverde Comprehensive Plan
Future Land Use Element

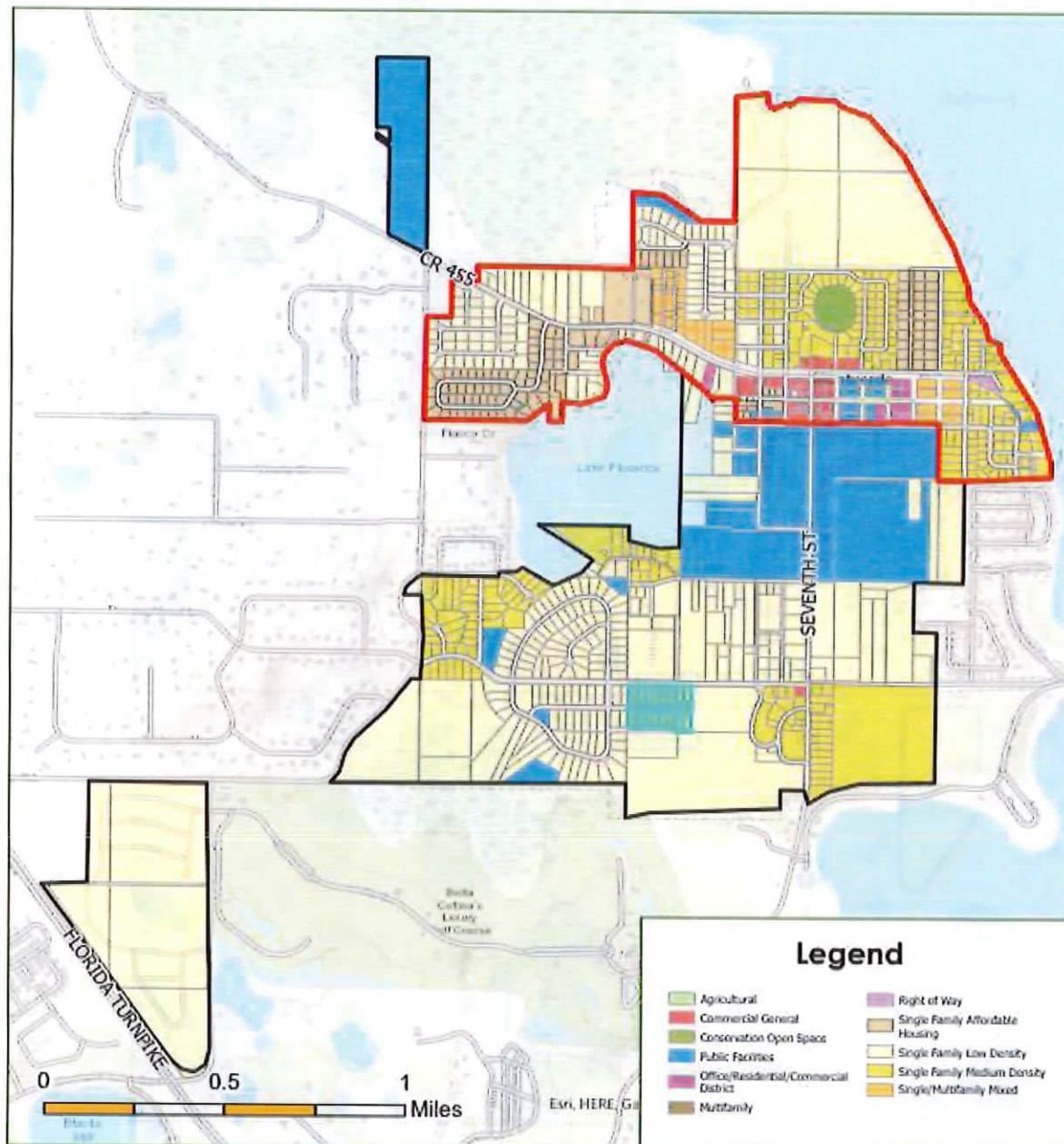
TOWN OF MONTVERDE DENSITY AND INTENSITY OF LAND USE DESIGNATIONS												
			1991	2002	2005	2006	2007	1991	2002	2005	2006	2007
LAND USE CATEGORY	MAXIMUM DENSITY/INTENSITY	TYPE (a)	MAXIMUM ISA (b)	ACRES	ACRES	ACRES	ACRES	% OF TOTAL LAND AREA	% OF TOTAL LAND AREA	% OF TOTAL LAND AREA	% OF TOTAL LAND AREA	% OF TOTAL LAND AREA
Commercial	0.75	FAR	85.0%	8.54	8.91	9.30	9.30	0.98%	0.92%	0.79%	0.79%	0.55%
Office/Residential/Commercial (ORC)	0.70	FAR	82.5%	3.35	3.35	3.20	3.20	0.38%	0.35%	0.31%	0.27%	0.47%
Utility	0.70	FAR	80.0%	1.20	1.14	2.30	2.30	0.14%	0.12%	0.22%	0.20%	0.19%
Institutional	0.60	FAR	70.0%	63.51	76.07	81.40	81.40	7.15%	7.84%	7.88%	6.95%	6.75%
Residential @				380.62	448.69	633.40	633.40	42.83%	46.24%	51.34%	54.09%	54.02%
Multi-Family	Up to 12	DUA	65.0%	3.30	2.90	2.50	2.50	0.37%	0.30%	0.24%	0.21%	0.21%
Duplex District	Up to 4	DUA	60.0%	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	0.00%
Single Family-Medium Density	Up to 4	DUA	65.0%	163.91	164.31	176.40	176.50	18.44%	16.93%	17.08%	14.99%	15.05%
Single Family-Affordable Housing/Mobile Home Medium Density	Up to 4	DUA	35.0%	13.87	13.87	17.50	18.00	1.56%	1.43%	1.69%	1.54%	1.54%
Single Family-Low Density	Up to 2	DUA	50.0%	194.58	262.65	341.40	341.00	21.90%	27.07%	33.06%	29.12%	28.99%
Rural Residential	Up to 1 acre	DUA	25.0%	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	0.00%
Recreation	0.35	FAR	50.0%	7.76	10.32	6.30	6.30	0.87%	1.06%	0.61%	0.54%	0.91%
Agriculture	1 unit per five acres or .02		10.0%	154.40	140.59	96.31	96.40	17.37%	14.49%	3.33%	8.23%	8.23%
Open Space				106.08	117.24	297.79	296.50	11.94%	12.08%	28.84%	25.32%	25.48%
Utility	0.15	FAR	7.5%	3.76	12.16	2.30	9.80	0.42%	1.25%	0.22%	0.77%	0.84%
Corridor	0.10	FAR	5.0%	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	0.00%
Conservation	0.05	FAR	5.0%	102.32	105.08	148.09	148.00	11.51%	10.83%	14.34%	12.64%	12.64%
ROW				163.23	164.06	143.10	139.70	18.37%	16.91%	13.65%	11.93%	11.82%
TOTAL LAND AREA				888.69	970.37	1032.60	1031.60	75.89%	56.71%	88.18%	88.10%	88.18%
Lake/Water				137.46	137.46	138.40	138.40	11.74%	8.03%	11.82%	11.82%	11.82%
TOTAL ACREAGE				1026.15	1107.83	1171.00	1171.00	100.00%	100.00%	100.00%	100.00%	100.00%

11-17

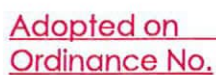
~~FUTURE LAND USE MAP~~

DRAFT





<p>N</p> <p>November 2024</p>	<p>Town of Montverde Future Land Use Map</p>	<p>12135 Topaz Street Clemont, FL 34711 www.parksconsultingfl.com 352-988-7099</p>
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OBJECTIVE 1-2.2: LAND ALLOCATIONS FOR RESIDENTIAL USES. Allocate sufficient land area on the Future Land Use Map to accommodate anticipated housing needs through the Year 2030.

Policy 1-2.2.1: Allocation of Residential Densities. Future land use policy, as illustrated in Map I-1, shall allocate residential density based on the following considerations:

- Past and anticipated future population and housing trends and characteristics;
- Provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- Protection of Environmentally Sensitive Lands;
- Transition of density between low, medium and mixed single family residential categories, multiple family categories, and affordable housing categories.
- Need to accommodate affordable housing needs for very low-, low-, and moderate-income households.

The Chapter 4, Article VIII the Town of Montverde Land Development Code Land Development Regulations have been revised to incorporate provisions which stipulate performance standards regulating density on any proposed site for new development or redevelopment. Development issues to be regulated by performance standards ~~stipulated within the Land Development Regulations~~ shall include:

- Stormwater Management and floodplain protection;
- Minimum open space requirements which mandate a minimum 35% pervious area;
- Access management and traffic impact analysis;
- Erosion Control;
- Perimeter landscaping, screening and buffering
- Preservation of wetlands;

- Preservation of vegetative communities identified as habitat for endangered or threatened species;
- Compliance with Concurrency Management System;
- Recreation land and facilities.

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

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

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

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

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

Policy 1-2.2.3: Interpretation of Non-Residential Intensities. Intensity of non-residential development shall be evaluated according to trips generated from the site based on 1,000 square feet of gross building area or on a gross acre. Trips generated from a proposed development or redevelopment shall not exceed the maximum rate specified in Policy 1-2.1.1., Land Use Designations, and Maximum

Intensities and Densities.

Trip generation associated with non-residential development and redevelopment shall be based on the most recent edition of the Institute of Traffic Engineers' "Trip Generation Manual". If particular non-residential activities are not evaluated in this manual, the Town shall allow the most similar non-residential activity therein evaluated. An applicant of a development may select to have a certified engineer perform a traffic generation study for a proposed non-residential development at cost to the applicant.

Policy 1-2.2.4: Vested Rights to Density. Where Land use densities are presented as a range, the maximum density shall not represent a guaranteed right. Subdivision, zoning and site plan review criteria and procedures within Chapter 4, Article VIII of the Town of Montverde Land Development Code~~the Land Development Regulations~~ shall ensure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include, but not be limited to, the following:

- (A) Protect neighborhood cohesiveness and stability of residential characters;
- (B) Assure compatible transitions between abutting low, medium, and high residential districts;
- (C) Require compliance with the Town's proposed tree protection and landscaping ordinance;
- (D) Protect environmentally sensitive areas, particularly wetlands and floodplains;
- (E) Minimize impacts of flood hazards to development.

Policy 1-2.2.5: **Agriculture Development**. Areas delineated on the Future Land Use Map for agricultural development shall accommodate single detached dwelling units with a maximum density of up to one unit per five acres. Supportive community facilities

and accessory land uses may be located within these areas but shall be required to comply with Policy 1-1.1.4 and performance standards and development requirements set forth within Chapter 10, Article II of the Town of Montverde Land Development Code~~the Land Development Regulations and Code of Ordinances.~~

This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources, and to allow residential preferences for all income groups, and to promote a diversity of housing types within the Town.

- (A) Acceptable Uses - Permitted. Land uses allowed within single-family low-density designations include the following:
1. Single-family dwelling units;
 2. Buildings, structures, or uses maintained or operated by the Town of Montverde.
- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is fifty percent. Refer to Policies 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.
- (C) Maximum Building Height. Building height shall not exceed thirty-five feet.

~~Policy 1-2.2.6: **Rural Residential Development.** Areas delineated on the Future Land Use Map for rural residential development shall accommodate single detached dwelling units with a maximum density of up to one unit per acre. Supportive community facilities and accessory land uses may be located within these areas but shall be required to comply with Policy 1-1.1.4 and performance standards and development requirements set forth within the Land Development Regulations and Code of Ordinances.~~

~~This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources, and to allow residential preferences for all income groups, and to promote a diversity of housing types within the Town.~~

- ~~(A) Acceptable Uses Permitted. Land uses allowed within single-family low-density designations include the following:~~
- ~~1. Single-family dwelling units;~~
 - ~~2. Buildings, structures, or uses maintained or operated by the Town of Montverde.~~
- ~~(B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is fifty percent. Refer to Policies 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.~~
- ~~(C) Maximum Building Height. Building height shall not exceed thirty-five feet.~~

Policy 1-2.2.7: **Single Family Low Density Residential Development.** Areas delineated on the Future Land Use Map for low density residential development shall accommodate single detached dwelling units with a maximum density of up to two units per acre. Supportive community facilities and accessory land uses may be located within these areas but shall be required to comply with Policy 1-1.1.4 and performance standards and development requirements set forth within Chapter 10, Article II of the Town of Montverde Land Development Code~~the Land Development Regulations and Code of Ordinances.~~

This designation serves primarily to place less intensive residential development adjacent to environmentally sensitive areas and natural resources, and to allow residential preferences for all income groups, and to promote a diversity of housing types within the Town.

- (A) Acceptable Uses - Permitted. Land uses allowed within single-family low-density designations include the following:
 - 1. Single-family dwelling units;
 - 2. Buildings, structures, or uses maintained or operated by the Town of Montverde.
- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is fifty percent. Refer to Policies 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.
- (C) Maximum Building Height. Building height shall not exceed thirty-five feet.

Policy 1-2.2.8: **Single Family Medium Density Residential Development.** Areas delineated on the Future Land Use Map for medium density residential development shall accommodate single detached dwelling units with a maximum density of up to four units per acre.

This designation serves to maintain the character of existing

developed areas which are subdivided to accommodate existing residential character, assure that sufficient land area for this residential character are available to meet anticipated demands, promote a diversity of housing types within the Town, and maintain densities which will not overburden the natural environment's ability to disperse and terminate leachate from septic tank systems.

- (A) Acceptable Uses - Permitted. Land uses allowed within single-family medium density designations include the following:
1. Single-family dwelling units;
 2. Buildings, structures, or uses maintained or operated by the Town of Montverde.
- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is sixty-five percent.
- (C) Maximum Building Height. Building height shall not exceed thirty-five feet.

Policy 1-2.2.9: **Single Family Residential Affordable / Manufactured Housing District Development.** These areas shall be designated for affordable single family and to allow manufactured housing up to four units per acre.

- (A) Acceptable Uses - Permitted. Land uses allowed within single family affordable housing / manufactured housing designations include the following:
1. Single-family dwelling units having a minimum living area of 900 square feet;
 2. Buildings, structures, or uses maintained or operated by the Town of Montverde.
- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is thirty-five percent. Refer to

Policies 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.

- (C) Maximum Building Height. Building height shall not exceed thirty-five feet.

Policy 1-2.2.10: **Duplex District Single/Multi-Family Mixed**. These areas shall be designated for single family residences and two-family duplexes at a density up to four units per acre.

- (A) Acceptable Uses - Permitted. Land uses allowed within mixed single/multiple family residential density designations the duplex district includes the following:

1. Single-family dwelling units;

2. Two family dwelling units;

2.3. Accessory dwellings consistent with Chapter 10, Article II of the Town of Montverde Land Development Code.

3.4. Buildings, structures, or uses maintained or operated by the Town of Montverde.

- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is sixty percent. Refer to Policies 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.

- (C) Maximum Building-Height. Building height shall not exceed thirty-five feet.

Policy 1-2.2.11: **Multi-Family High Density Residential Development**. Density in this category shall not exceed 10-5 units per acre.

- (A) Acceptable Uses - Permitted. Land uses allowed within single-family low-density designations include the following:

1. Single family dwelling units;
 2. Two family dwelling units;
 3. Multi-family dwelling;
 4. Buildings, structures, or uses maintained or operated by the Town of Montverde.
- (B) Impervious Surface Area. The maximum area of a site to be covered by impervious surface is sixty percent (60%). Refer to Policy 5-1.3.1 and 5-1.3.2 for definition of maximum impervious surface area.
- (C) Maximum Building Height. Building height shall not exceed thirty- five feet.

~~Policy 1-2.2.12: Affordable Housing Residential Development. Such areas designated on the Future Land Use Maps shall accommodate up to four single family units per acre of housing subject to land development regulations promoting affordable housing. Such designations shall allow the following building activities:~~

~~(A) Single family dwelling units;~~

~~(B) Duplexes;~~

~~(C)(A) Accessory dwellings consistent with the Town's Land Development Code.~~

OBJECTIVE 1-2.3: LAND ALLOCATIONS FOR COMMERCIAL AND OFFICE USE. The Future Land Use Map Shall Delineate Sufficient Land to accommodate office\residential\commercial trades.

Policy 1-2.3.1: Commercial Designations. Land shall be allocated on the Future Land Use Map for ~~two~~ three commercial land use categories: Commercial (C-1), Commercial District 2 (C-2), and Office\Residential\ Commercial (ORC).

Policy 1-2.3.2: Commercial General. This commercial designation allows more intensive activities than commercial uses located in the

office/residential/commercial designation. ~~More intensive commercial will be directed to arterial or collector roads that are designed to serve traffic generated by higher intensive uses.~~

- (A) ~~(A)~~ Acceptable Activities. The Commercial designation is intended to provide for retail sales and services within the Community.
- (B) Two designations are provided in this category depending on intensity. They are Commercial C-1 and Commercial C-2, ~~where~~ more intensive commercial will be directed to arterial or collector roads that are designed to serve traffic generated by higher intensive uses..

The Land Development Regulations may further restrict or prohibit certain commercial activities in the Commercial category.

Policy 1-2.3.3: Office / Residential / Commercial Land Use Designation. The ORC designation is intended to provide a mix of compatible office, residential and low intensity Commercial activities for the purpose of creating a viable small town central business district purposefully designed to portray a traditional town green community center accommodating pedestrian needs over automobile use. Acceptable development mix in the ORC shall allow single use activities in buildings as well as residential uses on the second floor of Commercial and office buildings.

- (A) Acceptable activities in the ORC district are limited to the following unless listed as a conditional use:

1. Single family dwelling units having a minimum of living area of 1,100 square feet (one or two bedroom residences) and 1,250 square feet (3 or more bedroom residences) exclusive of garages, carports, and screened areas;
2. Buildings, structures or uses maintained or operated by the Town of Montverde;
3. Home occupations conducted within single family dwelling units and operated in accordance with this chapter;

4. Office;
5. Specialty retail.

The Land Development Regulations may include additional activities prohibited in the ORC district.

Policy 1-2.3.4: Allocation of Commercial Land. The Future Land Use Map shall designate land area at a level above indicated needs in the supporting document but not greater than fifty percent (50%) of that identified minimum need to assure that commercial acreage allocations do not create a shortage of commercial land.

Policy 1-2.3-5: Coordination with Lake County Future Land Use. To discourage urban sprawl, Lake County has oriented land use patterns in its Future Land Use Map to direct development requiring public services and facilities to urbanized or rural / urban transitional areas which already provide them. Hence, the Future Land Use Map for Montverde shall dedicate more land for commercial activities than its population can support in order to meet regional market demands and to discourage urban sprawl into rural areas by development requiring facilities and services of an urban nature.

~~OBJECTIVE 1-2.4: LAND DESIGNATIONS FOR RECREATION ACTIVITIES.~~

~~The Future Land Use Map Shall Designate Areas for Recreation Space and Facilities. These lands shall be designated as Public Facilities sites.~~

~~Policy 1-2.4.1: Designate Recreation Sites. The Town shall designate the existing parks for continued recreation use. Additional land shall be acquired only if necessary to meet the adopted level of service. At any time land for recreation purposes becomes available to the Town, the comprehensive plan shall be revised to establish the subject site under a designated recreation land use policy.~~

OBJECTIVE 1-2.54: LAND ALLOCATIONS FOR PUBLIC FACILITIES SERVICES

AND INSTITUTIONAL DEVELOPMENT.

The Future Land Use Map Shall Allocate Land Resources for Public Facilities and Services, Recreation, and Institutional uses. The Sites Shall Be Compatible with Adjacent Land Uses.

Policy 1-2.~~54~~.1: ~~Public Facilities Land Use Designation~~**Institutional Designation**. The public facilities land use designation shall accommodate land resource needs of existing public and semi-public services, private institutions, and recreation facilities which shall comprise: governmental administration buildings; educational facilities; and essential public services and facilities.

Policy 1-2.44.12: Designate Recreation Sites. The Town shall designate the existing parks for continued recreation use. Additional land shall be acquired only if necessary to meet the adopted level of service. At any time land for recreation purposes becomes available to the Town, the comprehensive plan shall be revised to establish the subject site under a designated recreation land use policy. These lands shall be designated as public facilities sites.

Policy 1-2.~~54~~.23: Reduce Impacts to Adjacent Land Uses. Lands designated for public facilities uses shall contain sufficient acreage and open space. Such uses shall provide screening and buffer areas to minimize potential adverse impacts to adjacent land uses.

Policy 1-2.~~54~~.34: Monitor Additional Land Needs. Additional land needs required to accommodate future public facilities uses shall require an amendment to the Future Land Use Map. The Town shall monitor the need for additional land area for public facilities uses and shall coordinate with State and County governments when necessary to determine if anticipated land needs to meet future demands.

OBJECTIVE 1-2.6: LAND ALLOCATIONS FOR UTILITY SERVICES. ~~The Future Land Use Map Shall Allocate Land Resources for Utility Facilities and Services Essential to support urban development~~

~~Policy 1-2.6.1: **Designations for Existing Utilities – Utility**. The utility land use designation is intended to accommodate necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include potable water treatment plants, pumping facilities, and water wells, and wastewater treatment plants and lift stations. Existing land accommodating utilities shall be designated on the Future Land Use Map as utility land use. Maximum height in the utility designation shall not exceed thirty-five feet unless otherwise approved by the Town Council on a conditional basis depending on the need of the facility to exceed thirty-five feet.~~

OBJECTIVE 1-2.~~75~~: LAND ALLOCATIONS FOR OPEN SPACE. The Town Shall Designate Land Resources for Open Space (Conservation) to Conserve Environmentally Sensitive Areas, to Preserve Right-of-Way for Transportation Corridors, and to Prevent Development from Encroaching Potentially Hazardous or Detrimental Utilities or Land Use Activities.

Policy 1-2.~~75~~.1: **Conservation Open Space Designations**. Land qualifying as open space shall meet the below cited definitions. Where land serves as both open space and recreation uses, the latter shall be used as the land use designation for the site.

Conservation Open Space - As stipulated in Policy 6-1.5.1 in the Recreation and Open Space Element, Conservation Open Space shall represent significant natural or historical resources that require protection from detrimental impacts associated with the encroachment of development. Natural areas that are unsuitable for development also are a form common conservation open space. Conservation open space areas shall be those which are designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of ground water or surface water, floodplain management, fisheries management, or protection of vegetative communities, or wildlife

habitats. Such areas on the Future Land Use Map shall include wetlands. This definition of open space is intended to be consistent with that defined under 9J-5.003(63-84), Florida Administrative Code whereas "Open Spaces" means undeveloped lands suitable for passive recreation or conservation uses. Areas which qualify for such designation are described within the Conservation Element.

Utility Open Space -- shall be construed to represent areas unsuitable for development due to a potential threat to public health and safety as a result of the presence of a facility or utility, and areas unsuitable for development due to the presence of a public service which would adversely affect the value of investments constructed thereon a particular site. Such areas shall include, but are not limited to cemeteries, drainage canals and retention ponds, airport flight path zones, and regional utility lines.

Corridor Open Space -- shall be construed to represent transportation right-of-way adjacent to existing thoroughfares, right-of-way reservation areas for future transportation corridors, or unpaved, overflow parking areas covered by vegetation.

Policy 1-2.7.2: Allocation of Open Space. The Future Land Use Map shall identify the following areas as open space:

Conservation:

- All wetlands.

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Utility:

- Cemetery
- Stormwater retention ponds

Corridor:

- Abandoned Rail Corridor

Policy 1-2.~~75~~.3: Consistency with Recreation & Open Space Element and the Conservation Element. Land identified as open space on the Future Land Use Map shall be consistent with open space identified within the Recreation and Open Space Element and with

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conservation activities within the Conservation Element of this Comprehensive Plan.

OBJECTIVE 1-2.6: LAND ALLOCATIONS FOR UTILITY SERVICES. The Future Land Use Map Shall Allocate Land Resources for Utility Facilities and Services Essential to support urban development.

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Policy 1-2.6.1: Designations for Existing Utilities – Utility . This designation accommodates necessary major public or semi-public utility plant operations and related facilities required to service urban development. Plants and facilities for which the utility designation is reserved include potable water treatment plants, pumping facilities, and water wells, and wastewater treatment plants and lift stations. Existing land accommodating utilities shall be identified on the Future Land Use Map.

~~OBJECTIVE 1-2.8: LAND ALLOCATIONS FOR AGRICULTURE USE. Agriculture lands which show continued viability for this land use shall be shown on the future land use map.~~

~~Policy 1-2.8.1: **Agriculture Designation.** The Town shall designate agriculture land use on the future land use map.~~

~~Policy 1-2.8.2: **Acceptable Land Uses in Agriculture Designation.** Acceptable agricultural practices within this designation shall be restricted to the following activities:~~

- ~~(A) Single family dwelling units having a minimum living area of 1,100 square feet (one or two bedroom residences) and 1,250 square feet (3 or more bedroom residences) exclusive of garages, carports, and screened areas;~~
- ~~(B) Buildings, structures or uses maintained or operated by the Town of Montverde;~~
- ~~(C) Home occupations conducted within single family dwelling units and operated in accordance with the Town of Montverde Land Development Regulations;~~
- ~~(D) Field crops, groves, and other agricultural uses and associated retail sales;~~
- ~~(E) Accessory buildings customarily used in connection with each permitted use.~~

GOAL 1-3: IMPLEMENTATION OF FUTURE LAND USE ELEMENT AND MAP SERIES. IMPLEMENT THE FUTURE LAND USE ELEMENT, FUTURE LAND USE

MAP SERIES, AND THE COMPREHENSIVE PLAN BY EVALUATING AND MONITORING EXISTING AND FUTURE GROWTH AND DEVELOPMENT WITHIN THE TOWN FOR COMPLIANCE WITH THE GOALS, OBJECTIVES AND POLICIES ESTABLISHED IN THE COMPREHENSIVE PLAN.

OBJECTIVE 1-3.1: CONCURRENCY MANAGEMENT SYSTEM. The Town Shall Monitor Impacts Generated by Future Growth and Development For Compliance with Minimum Levels of Service Standards and For the Availability of Public Facilities and Resources Through a Concurrency Management System. No Development Order or Permit for Development Shall Be Issued by the Town Unless Criteria within the Concurrency Management System Determine that Adequate Facilities and Resources are Available Concurrent with the Impacts of Development and at Levels which Equal or Exceed Minimum Adopted Level of Service Standards Adopted in this Comprehensive Plan.

Policy 1-3.1.1: Mandatory Compliance with the Concurrency Management System. The Town of Montverde shall issue no development order or permit for development unless the applicant demonstrates that impacts associated with the proposed development meet criteria set forth within the Concurrency Management System. Through principles established within the Concurrency Management System, an applicant shall demonstrate through narrative and graphic information that:

- (A) Necessary facilities and resources are in place
- (B) and functional concurrent with the impacts of development;
- (C) The subject development shall not reduce the
- (D) levels of service (LOS) below the minimum adopted standard established in policy for each applicable public facility.

For proposed developments which shall require public facilities or services provided by the Town of Montverde, no development order or permit for development shall be issued until a maximum capacity for a public facility is assigned to and reserved for the subject

development. The reservation of capacity for a public facility shall be granted to an applicant of development only upon satisfactory compliance with the Concurrency Management System. All rights pertaining to the assignment and forfeit of capacity allocations shall be defined within the Concurrency Management System.

Policy 1-3.1.2: Amendments to the Comprehensive Plan. The Town shall require all applicants pursuing an amendment to the Future Land Use Map to demonstrate that all facilities or service capacities are currently available, or shall be available after the implementation of scheduled capital improvements, to meet general needs of the proposed land use. An amendment to the Future Land Use Map shall not constitute the reservation of capacity for any public facility. Reservation of capacities shall only be granted to development orders or permits which demonstrate specific impacts which a development will place on public capacities.

OBJECTIVE 1-3.2: MANAGEMENT AND COORDINATION OF FUTURE LAND USE DECISIONS. Management of Land and Physical Improvements Identified on the Future Land Use Map Shall Be Coordinated with Natural Systems, Including Topography, Soil Conditions, Vegetation, Natural Habitat, Potable Water Wellfields, and other Environmentally Sensitive Land and Water Resources. In Addition, Such Coordination Shall Analyze Future Land Use for Consistency with the Furtherance of the Town's Desired Character and the Promotion of Neighborhood Cohesiveness. Land Use Decisions Shall Also Be Based on the Availability of Public Services and Infrastructure Required to Support Land Use Activities Permitted for Land Use Districts of the Future Land Use Map.

Policy 1-3.2.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies pertaining to the Future Land Use Map (Map I-1) provide definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1-3.2.2: Land Development RegulationsCodes. Existing

regulations and codes governing zoning; subdivision; signage; tree protection and landscaping; floodplain management; surface water management; water conservation; septic tanks and sewage disposal; roadways and sidewalks; recreation space and facilities; health and sanitation; fire prevention and protection; building and electrical codes; excavation and erosion control; and other land and water management regulations shall be revised and/or updated as necessary to effectively regulate future land use activities and natural resources identified on the Future Land Use Map.

The Land Development Regulations Codes for the Town of Montverde shall be consistent with, and serve to implement the goals, objectives and policies established within the Comprehensive Plan. To implement the goals, objectives and policies of the Comprehensive Plan, provisions shall be incorporated into the Land Development Regulations pursuant to Chapter 163.3202, F.S., and shall contain specific and detailed provisions which as a minimum:

- (A) Regulate the subdivision of land;
- (B) Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- (C) Protect the environmentally sensitive lands designated in the Comprehensive Plan, particularly those identified in the Future Land Use Map Series;
- (D) Regulate development within areas which experience seasonal and periodic flooding;
- (E) Specify drainage and stormwater management requirements;
- (F) Protect potable water wellfields and aquifer recharge areas;
- (G) Specify minimum design standards for sanitary sewer and septic tank systems;
- (H) Regulate signage;
- (I) Ensure safe and convenient on-site and off-site traffic flow and parking needs of motorized and non-motorized transportation;
- (J) Require that development meet all appropriate provisions of the

Concurrency Management System, including level of service standards adopted by the Town Council, prior to the issuance of a development order or permit.

Policy 1-3.2.3: Consistency of Zoning Districts with the Future Land Use Map. The Town may elect to further regulate land use activities within land use categories shown on the Future Land Use Map through the establishment of zoning districts. Such zoning districts shall be defined within the Land Development Regulations Code, and a Zoning Map shall illustrate the demarcations of each district. The density and intensity of land use activities established for each zoning district shall be consistent with density and intensity qualitative standards set forth on the Future Land Use Map for the associated land use district.

Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the densities and intensities of use established in Policy 1-2.1.1.

Policy 1-3.2.4: Consistency with Performance Standards. Performance standards established within the Land Development Regulations shall be consistent with the goals, objectives and policies established within the Comprehensive Plan. The Land Development Regulations shall define performance standards which address the following:

- (A) Provide criteria for conserving or preserving:
 - (1) wetlands;
 - (2) floodplains;
 - (3) drainage and stormwater management;
 - (4) undevelopable sinkholes;
 - (5) ground water aquifer high recharge areas.
- (B) Provide criteria for a littoral protection zone for lakefront areas and wetlands;
- (C) Define open space requirements;
- (D) Incorporate criteria for the provisions of off-street parking and

- controlling on-site traffic circulation, including such needs required by non-motorized transportation;
- (E) Provide criteria for access management through the control of access to and egress from the roadway system;
 - (F) Mandate criteria for the performance and design of service facilities and infrastructure;
 - (G) Define criteria for the application of screening and buffer techniques along the perimeter of land uses which may otherwise adversely impact adjacent development;
 - (H) Establish standards for erosion and sedimentation control;
 - (I) Stipulate requirements for the protection of historically significant structures and sites which merit protection.
 - (J) Stipulate criteria for the removal of trees and native vegetation;

OBJECTIVE 1-3.3: PREVENT FUTURE NEEDS FOR REDEVELOPMENT AND RENEWAL. The Town Shall Prevent Future Needs to Undertake Redevelopment and Renewal Activities through Continuation of Code Enforcement Activities.

Policy 1-3.3.1: Continuation of Code Enforcement Activities. The Town shall continue the enforcement of building codes to maintain safe structures which promote and preserve the desired character of the Town of Montverde.

OBJECTIVE 1-3.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The Town Shall Assure that Land Development and Conservation Activities Further the Protection of Archaeological and/or Historic Sites that May be Discovered in the Future.

Policy 1-3.4.1: Preventing Destruction of Discovered Archaeological Sites. Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the Town of such potential discovery, and the Town and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the State has determined the

archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

OBJECTIVE 1-3.5: PROTECTION OF NATURAL RESOURCES.

Development and Conservation Activities Assure the Protection of Natural Resources.

Policy 1-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Areas. Policies in the Conservation Element for managing environmentally sensitive natural systems, including but not limited to lakes, wetlands, floodplain areas, significant vegetative communities and wildlife habitats of endangered and threatened species, shall be implemented through performance standards stipulated in the Land Development Regulations.

Policy 1-3.5.2: Intergovernmental Coordination and Natural Resource Management. The Town shall coordinate with the State, the St. John River Water Management District, the East Central Florida Regional Planning Council, Lake County, and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

Policy 1-3.5.3: Protection of Endangered and Threatened Animal and Plant Species. The Town shall protect endangered and threatened animal and plant species by assuring the preservation of native habitat required for their propagation and survival. Policies pertaining to the adoption of performance standards and development regulations, as herein cited in this Comprehensive Plan shall implement the protection of habitat used by these species.

OBJECTIVE 1-3.6: PREVENT LAND USE INCONSISTENT WITH THE TOWN'S CHARACTER. Future Land Uses Shall Be Compatible with the Future Land Use Map, and Other Applicable Laws, Ordinances, and Administrative Rules Regulating Land and Water Resource Management.

Policy 1-3.6-1: Existing Non-Compatible Land Uses. The Town shall reduce or eliminate existing non-complying land use activities to the greatest reasonable and practical extent without intruding on the constitutional rights of the effected landowners. No existing non-conforming structure shall be increased or expanded. The Land Development Regulations shall define circumstances under which the existing non-conforming use shall be eliminated or reduced in intensity and shall provide principles for regulating improvements to existing non-complying structures as well as changes to non-conforming uses.

Policy 1-3.6.2: Managing Future Land Use. The Future Land Use Map and related policies together with the Land Development Regulations shall be applied as a planning and management tool in order to prevent development of land uses which do not conform to the Town's characters reflected in the Town's adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

OBJECTIVE 1-3.7: INTERGOVERNMENTAL COORDINATION. The Town Shall Coordinate Growth and Resource Management Issues with Other Applicable Local, State, and Federal Agencies According to the Intergovernmental Coordination Element.

Policy 1-3.7.1: Implementing Intergovernmental Coordination. The Town shall require that development applications be coordinated with Lake County through a formalized Joint Planning Agreement (JPA) process, Lake County Board of Education, East Central Regional Planning Council, St. Johns River Water Management District, the Florida Department of Transportation, as well as other applicable State and Federal agencies prior to final Town approval of the development order. The Land Development Regulations shall describe all appropriate stages of a formal development review process which shall be followed to receive development approval.

OBJECTIVE 1-3.8: COORDINATE TIMING AND PHASING OF DEVELOPMENT WITH THE CONCURRENCY MANAGEMENT SYSTEM. The

Location, Scale, Timing, and Design of Development Shall Be Coordinated through the Concurrency Management System in order to promote cost effective land development patterns and direct future development only to those areas where public facilities are available to meet level of service standards concurrent with the impacts of development.

Policy 1-3.8.1: Development Orders and Permitting Process. Development orders and permits for all future development shall not be approved until the Concurrency Management System has determined that adequate public facilities are available at levels consistent with adopted standards. Public facilities and infrastructure shall be available concurrent with the staging of development.

Policy 1-3.8.2: Compliance of Sanitary Sewer/Septic Tank Systems with State Regulations. All developments serviced by sanitary systems shall be governed by applicable State administrative regulations.

Policy 1-3.8.3: Accommodating Requisite-Infrastructure. The Town shall include procedures in the development review process applied to site plans, subdivisions review, and permitting procedures to assure that sufficient land area has been allocated for infrastructure required to support proposed development.

OBJECTIVE 1-3.9: PRECEDENCE OF GROWTH MANAGEMENT CONTROLS. The Comprehensive Plan Shall Represent the Primary Mechanism Which Manages Growth and Development within the Town of Montverde, In Accordance to Florida Statutes Chapter 163.

Policy 1-3.9.1: Precedence Over Other Land Use Control Mechanisms. Growth management and land use controls stipulated in Comprehensive Plan through goals, objectives and policies take precedence over all other land use policies established in other land use control mechanisms adopted by the Town of Montverde, including but not limited to the Land Development Regulations and other components of the Code of

Ordinances. Standards, provisions, and restrictions stated in the Land Development Regulations and the Code of Ordinances shall be consistent with the goals, objectives and policies of the Comprehensive Plan.

Policy 1-3.9.2: Growth Management through Adoption of Revised Land Development Codes Regulations. The Town has revised the Land Development Regulations—Codes to reflect growth management controls established within the Updated Comprehensive Plan. The Town Council shall reserve the right to declare a moratorium on development under the following circumstances which may occur during the interim period between the adoption of the Comprehensive Plan, or the future amendment thereof, and the corresponding revisions to the Land Development Regulations:

- (A) Public facilities and infrastructure are not available at minimum level of service standards to meet the demands of development proposed within applications for development which were submitted immediately before, and after the adoption of the Comprehensive Plan and/or the Concurrency Management System.

Policy 1-3.9.3: Compliance with State and Federal Laws. The Comprehensive Plan shall not violate Statutes established in Florida Law or Administrative Rule, nor shall it violate the Constitution of the State of Florida or that of the United States of America. The Town shall reserve the right to challenge State Administrative Rules or Laws which may serve to threaten the health, safety, or welfare of its residents.



CHAPTER #2

~~TRAFFIC CIRCULATION AND~~ TRANSPORTATION ELEMENT

Introduction- Data, Inventory, and Analysis

The purpose of the transportation element is to establish the desired and projected transportation system in the Town of Montverde and particularly to plan for future motorized and non-motorized traffic circulation systems. This element includes an Inventory section, an Analysis section, and a Comments and Recommendations section. Results accomplished in the analysis, together with the recommendations, were used to develop Goals Objectives and Policies which shall direct the implementation of traffic improvements within the Town of Montverde. There are no limited access Facilities, ports, airports, rail lines, high speed rail lines or related facilities identified or envisioned for the Town of Montverde.

The Town of Montverde has a current Transportation system comprised of one type of traffic facility that falls into a rural classification based on the existing Florida Department of Transportation (FDOT) roadway functional classification system. There are no arterials within the Town of Montverde. The road network, trails, and sidewalks are identified on Map 2-1.

The three road classifications as defined in Section 9J-5.003, F.A.C. are as follows:

Arterial: continuous and of relatively high traffic volume, long trip length, and high operating speed. The FDOT classifies arterial roads as either principal or minor Facilities, depending on the volume of traffic using the road.

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Collector: A collector road means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads and arterial roads. The FDOT classifies collector roads as either major or minor facilities, depending on the volume of traffic using the road.

Local: A local road means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Based on the above definitions, the following sections provide a description of the collector roads within the Town of Montverde. The FDOT also classifies roads as urban or rural facilities. All roads within the Town's corporate limits function as rural facilities. In addition, a description is provided for local roads within the Town which act as collectors for local traffic. All roads not discussed within this element are classified as local roads and are therefore not analyzed in this element.

A. Arterial Roads

There are no roads within the Town classified as arterial roads under the 2006 FDOT roadway functional classification system.

B. Collector Roads

The following roads are classified as collector roads under the 2006 FDOT roadway functional classification system. Traffic volumes for these roads are identified on Map 2-3 Traffic Count Stations.

1. C-455 - County Road 455/7th Street is an undivided two (2) lane facility under the jurisdiction of Lake County and serves as a major collector for the Town, providing access to S.R. 50, just west of

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the Orange County line. County Road 455 runs north-south through the center of Town and is the Town's main thoroughfare.

C. Local Roads

The following local roads are not classified as collector roads by the FDOT under its functional classification system. These roads however, function as undivided two (2) lane minor collector Facilities for the local traffic of the Town. Traffic volumes have not been recorded for any local roads within the Town of Montverde.

1. Porter Avenue - Porter Avenue runs east from C-455 in the center of the Town. It provides the residents of the Town with access to Lake Apopka.

2. Ridgewood Avenue - Ridgewood Avenue is an east-west road at the south end of Town which provides access to C-455 for a large portion of the Town's residents. Ridgewood Avenue intersects Fosgate Road in the southwest corner of the Town providing traffic with a route around the center of Town.

In addition to the local roads listed above, other less traveled local roads serve the residential areas of the Town. As no traffic flow problems have been identified on these roadways, and no future problems are anticipated for the short or long range planning periods, an analysis of these streets is not warranted in this element. The Town should however, monitor these roadways on an annual basis to identify maintenance needs and any traffic flow problems that may occur in the future

Levels of Service

The FDOT has developed statewide minimum acceptable operating LOS standards and generalized daily LOS maximum volume tables in their Florida Highway System Plan; Level of Service Standards and Guidelines Manual. Generalized daily LOS maximum volumes for each

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road type are based on the number of signalized intersections per mile and the population residing within urban and rural areas: the Town of Montverde falls under the rural category. This criteria is used to conduct LOS analysis on the traffic circulation system of the Town of Montverde.

Rights-of-Way

The acquisition and preservation of Rights-of-Way (ROW) for future road improvements is important in planning the future traffic circulation system for the Town of Montverde. The FDOT expresses concern for the acquisition and preservation of ROW's and is currently involved in establishing a ROW plan for arterial roadways. The Town will need to coordinate with the FDOT regarding the preservation of ROW and follow the FDOT ROW plan when it is established.

Lake County recommends a 100 foot Right-of-Way (ROW) for major collector roads and an 80 foot ROW for minor collector roads under their jurisdiction. The County also requires a minimum of a 66 foot ROW for local roads in rural areas and a 50 foot ROW for local roads within urban areas. These ROW should be sufficient for future road improvements on the identified roadway types.

The Town of Montverde currently has a ROW of 60 feet on County Road 455. A ROW of 80 feet is preferred for future road improvements but is not necessary because no future road improvements are planned for this road. The Town also requires a 35 foot setback on this facility which would leave room for minor improvements should they become warranted. Local roads within the Town have different ROW widths but are all within the recommended ROW standards. The Town is not anticipated to have to acquire any ROW over the short or long range planning periods since no future road improvements have been projected for collector roads within the Town.

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Part of the Transportation system for the Town of Montverde is maintained and improved by entities other than the Town. Road improvements to County Road 455 fall under the FDOT, Five-Year Transportation Program as well as the Lake County's Gas Tax Road Resurfacing and Road Construction Programs. The Town will need to coordinate with the FDOT and Lake County if it feels that a better alternative solution than one proposed by the FDOT or Lake County, can be achieved.

DRAFT

Goals, Objectives and Implementing Policies

This section stipulates goals, objectives and policies for implementing the desired traffic system of the Town of Montverde.

2-1. GOAL: PROVIDE SAFE, CONVENIENT, EFFICIENT TRANSPORTATION SYSTEM FOR BOTH MOTORIZED AND NON-MOTORIZED TRANSPORTATION MODES.

OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM. Provide a Safe, Convenient, Energy Efficient and Traffic Circulation and Multimodal System Through the Establishment of Minimum Level of Service Standards and the Joint Provision of Non-Motorized Transportation Facilities with Proposed Road Improvements.

Policy 2-1.1.1: Minimum Level of Service Standards. The Town of Montverde hereby adopts the following level of service (peak hour) standards for the below listed roadway classifications:

Road Class	Peak Hour Minimum Level of Service (*)
Principal Arterials: <i>None are present</i>	C
Minor Arterials: <i>None are present</i>	C
Major Collectors: <i>County Road 455</i>	D
Minor Collectors: <i>None are Present</i>	C
Local Roadways: <i>All roadways not classified as collectors or arterials</i>	C

(*) Level of service shall be predicated on the lowest quality design hour, which shall represent the thirtieth highest hour of traffic, as determined by FDOT.

Policy 2-1.1.2: Review of Proposed Developments. The Town of Montverde shall review all proposed development for compliance

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and consistency with the adopted levels of service through the Town's Concurrency Management System. No development shall be approved until the concurrency management system has been evaluated to determine that estimated impacts will not cause the level of service on roads adjacent to the development to decrease below the adopted minimum standard.

Policy 2-1.1.3: Use of Traffic Impact Fees. The Town of Montverde shall designate revenues distributed to the Town from Lake County's traffic impact fees for only collector road improvements included in the Town's Five ~~Ten~~Five-Year Capital Improvement Program.

Policy 2-1.1.4: Use of Traffic Impact Fees for the Bicycle and Pedestrian Transportation Facilities. The Town of Montverde shall coordinate with Lake County to amend the Lake County Traffic Impact Fee Ordinance to make bicycle and pedestrian transportation improvements identified within the Town's Five- Five-Year Capital Improvement Program eligible to receive traffic impact fee funds.

Policy 2-1.1.5: Access Management for County and Local Roads. The Town has amended the Montverde Land Development Regulations Code in Chapter 4, Article IV to incorporate provisions which define regulations and design standards for access to local roads; and shall require new development and redevelopment along County roads to comply with or exceed Lake County curb cut regulations and design standards. The minimum spacing between access connections on County roadways without access roads shall be as follows:

<u>Posted Speed</u> <u>(Miles/hour)</u>	<u>Minimum Connection</u> <u>Spacing (feet)</u>
35 or less*	245
36 – 45	440
Over 45	660

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(*) The 35 miles/hour or less standard shall be 125 feet where existing development ~~(November 1991)~~ averages at least fifty (50) connections per mile.

Policy 2-1.1.6: Functional Classification System. The Town of Montverde shall classify all roadways within its jurisdictional area according to the most current functional classification system established by the Florida Department of Transportation (FDOT). The Town shall request FDOT to re-evaluate the functional classification of a roadway upon reaching the capacity threshold for the adopted minimum level of service.

Policy 2-1.1.7: On-Site Transportation Improvements. The Town of Montverde has incorporated provisions in the Montverde Land Development Code in Chapter 4, Article IV~~Land Development Regulations~~ to require applicants of new developments and redevelopments to establish safe and convenient on-site traffic flow that considers circulation and parking needs of both motorized and non-motorized transportation modes.

Traffic circulation provisions shall include minimum aisle widths based on parking space widths and angles, and minimum pedestrian and bicycle path widths based on the anticipated use. Residential parking requirements shall be a minimum of two (2) parking spaces per dwelling unit, while other land use parking requirements shall be a minimum of three (3) parking spaces per establishment and based on the number of employees, the number of square feet of gross building area, and other appropriate unit of measurement identified in the most recent edition of the ITE Trip Generation Manual.

Policy 2-1.1.8: Minimum Conflicts Between Motorized and Non-Motorized Transportation Modes. To minimize conflicts between motorized and non-motorized transportation modes, the Town of Montverde has coordinated with Lake County to assure that shoulders are added to CR 455 within the Town Boundaries at the time reconstruction or additional capacity improvements occur. The town recognizes the international popularity of cycling in the area and

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encourages future improvements to maintain and promote the sport, while maintaining the small-town character.

OBJECTIVE: 2-1.1: COORDINATE THE TRAFFIC CIRCULATION SYSTEM WITH FUTURE LAND USES OF THE FUTURE LAND USE MAP. The Traffic Circulation System Shall be Consistent and Compatible with Proposed Growth and Development Shown in the Future Land Use Element.

Policy 2-1.2.1: Future Traffic Circulation Map. The Town of Montverde hereby adopts Map II-1, "Future Traffic Circulation Map", as the Town's Future Traffic Circulation Map.

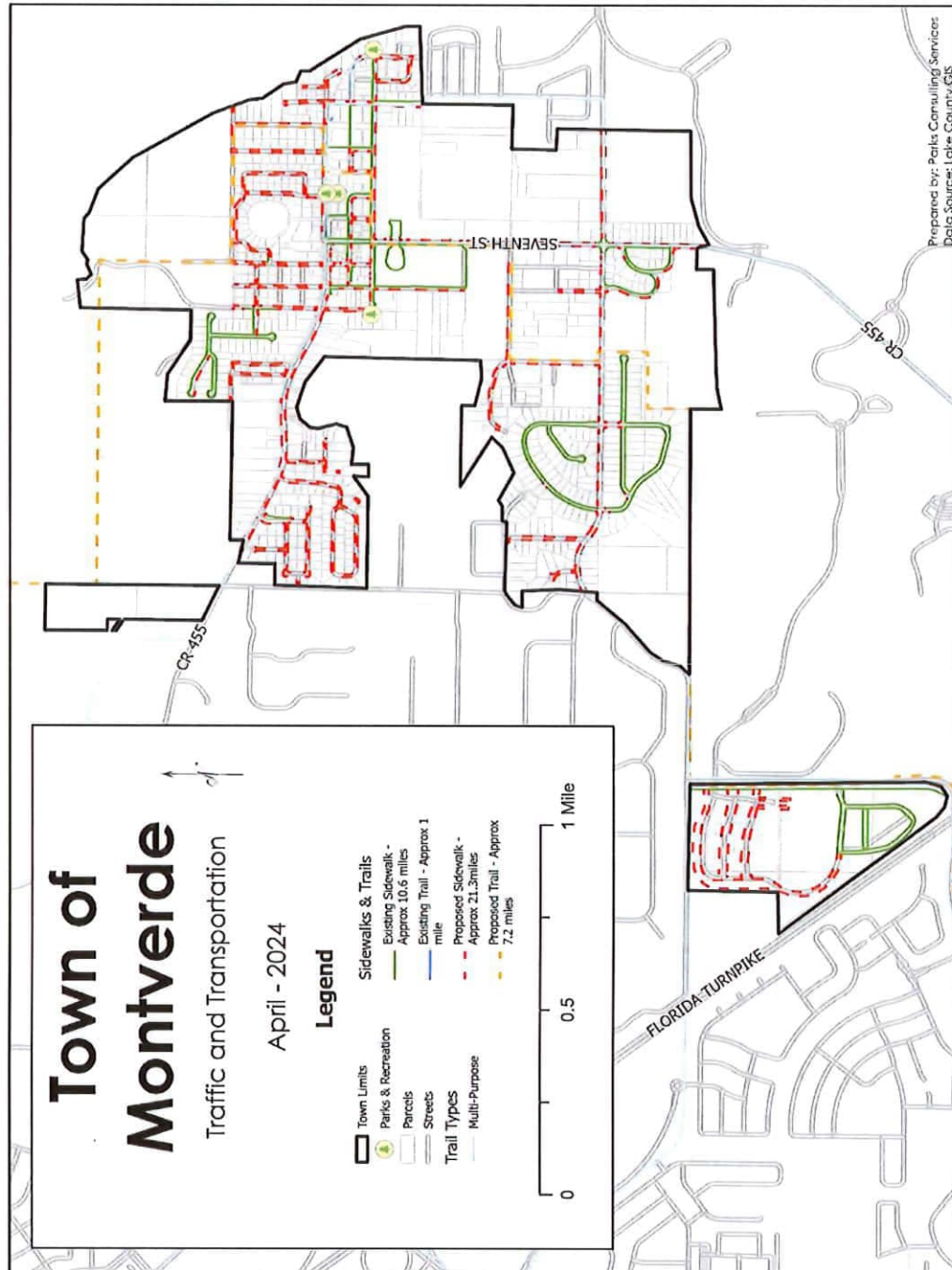
Policy 2-1.2.2: Coordination with Future Land Uses. The Future Land Use Map shall delineate all arterial and collector roadways on the Town's Future Transportation Map ~~Map~~. Land Use allocations and densities on the Future Land Use Map shall not generate more traffic than that which can be supported by the transportation system at the levels of service established in Policy 2-1.2.1, Minimum Level of Service Standards.

Policy 2-1.2.3: Coordination with Lake County Development Impacts. The Town of Montverde has coordinated with Lake County to assure that impacts generated by future development occurring within adjacent unincorporated Lake County will not cause levels of service on collector and local roads within the Town to diminish below adopted minimum standards. Coordination shall be accomplished through a formal Joint Planning Agreement process and via the Town of Montverde providing a written recommendation of project approval or project denial for any proposed development project located within the Town of Montverde joint planning area, as identified in the Intergovernmental Coordination Element. The Town shall also coordinate with Lake County on issues pertaining to road improvements along C.R 455

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Town of Montverde

MAP #2-1 ~~Insert new Map here~~



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Policy 2-1.2.4: Regulate Impacts of Development on Adopted Levels of Service. The Town of Montverde has regulated the impacts created by new development on adopted levels of service by incorporating provisions in the Montverde Land Development Code in Chapter 4, Article IV ~~the Land Development Regulations~~ that (1) require future development to comply with level of service standards, (2) deny approval of or regulate the density of development according to available capacity on adjacent roadways, and (3) require future development to pay an equitable share of the costs necessary to support transportation facilities demanded by the development.

Policy 2-1.2.5: Establish a Concurrency Management System and Adequate Facilities Ordinance. The Town of Montverde shall implement and administer a concurrency management system to monitor impacts on the traffic circulation system created by development and growth occurring in the designated land use districts established on the Future Land Use Map and determined within the Future Land Use Element. Procedures and provisions of the concurrency management system shall monitor and evaluate impacts of existing and future land development on the transportation system to assure integration of future land uses with available capacities on transportation corridors.

The Montverde Land Development Code in Chapter 4, Article XIII ~~Land Development Regulations have has~~ been revised to incorporate an adequate facilities requirement that is consistent with procedures established within the Town's Concurrency Management System. These procedures shall mandate that future development applications evaluate all traffic impacts placed on thoroughfares adjacent to the subject site by the proposed development according to criteria set forth within the Concurrency Management System. Prior to the issuance of a development order or permit, an applicant must:

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- (A) Prove that the proposed development shall not cause levels of service to decline below minimum adopted standards,
- (B) Assure that adequate roadway capacity shall be available concurrent with the impacts of development (at the time a certificate of occupancy is issued by the Town).

OBJECTIVE 2-1.3: RIGHT-OF-WAY PRESERVATION AND ACQUISITION. Provide for the Protection and Acquisition of Existing and Future Right-of-Way.

Policy 2-1.3.1: Right-of-Way Preservation Map. By February, 2010 the Town of Montverde shall preserve right-of-way for all roads by adopting a right-of-way preservation map.

Policy 2-1.3.2: Right-of-Way Preservation. The Town of Montverde shall amend ~~Land—land Development—development Regulations regulations by February, 2010~~ to establish setback requirements designed to preserve right-of-way for all roads delineated on the Right-of-Way Preservation Map.

Policy 2-1.3.3: Minimum ROW Standards. The Town of Montverde hereby adopts the following right-of-way standards (measured according to corridor width) and has incorporated these as provisions in the the Montverde Land Development Code in Chapter 4, Article IV~~Land Development Regulations~~.

<u>Roadway Classification</u>	<u>Minimum ROW Standards (Width)</u>
Major Collectors:	80ft
Minor Collectors:	80 ft
Local Streets:	50 ft

The Town shall revise these standards, where appropriate, upon the completion of the Florida Department of Transportation's right-of-way

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preservation study, now underway (~~May, 1990~~). Right-of-way widths for local roads within planned unit developments shall be determined during the development review process.

Policy 2-1.3.4: Right-of-Way Acquisition. The Town has revised the Montverde Land Development Code in Chapter 4, Article IV~~Land Development Regulations~~ to include provisions that mandate dedication of right-of-way, or fees in lieu thereof, as a required condition of a development approval associated with PUDs, site plans, plats and replats where associated traffic impacts generated by such development will create or contribute to the need to establish new, or to expand existing right-of-way necessary to provide a safe and convenient traffic circulation system.

OBJECTIVE 2-1.4: FUTURE ROADWAY IMPROVEMENTS. Provide transportation Improvements to Meet Projected Needs of Growth and Development Anticipated for 2010.~~2033~~2045.

Policy 2-1.4.1: Five-Ten-Year-Five-Year Transportation Improvement Program. Based on needs identified in the analysis accomplished for the Traffic Element, the Town of Montverde hereby adopts the following transportation improvements to be implemented by year ~~2012~~20332045:

No improvements are required by the Town to meet Minimum level of service requirements. Improvements shall be implemented according to priorities enumerated above.

Policy 2-1.4.2: State and County Proposed Plans and Improvements. The Town of Montverde shall annually analyze transportation plans and programs of the FDOT, ECFRPC, MPO and Lake County to establish consistency and compatibility to plans and policies set forth within the Town's Comprehensive Plan. The Town shall likewise notify these entities of all programs and improvements, amendments to the Comprehensive Plan, and status of the Concurrency Management System therein which pertain to transportation.

Policy 2-1.4.3 Concurrency System Coordination. The Town of Montverde shall coordinate with the Metropolitan Planning Organization (MPO) and Lake County Public Works to establish and maintain a countywide concurrency system. To date Montverde has adopted a Transportation Proportionate Share Ordinance and is working with the MPO on the draft concurrency interlocal agreement.

Policy 2-1.4.4: Monitor Transportation System System. The Town of Montverde shall adopt a concurrency management system which establishes procedures to annually monitor the available capacity on all collector. The Town shall use the most recent traffic count figures recorded by Lake County or FDOT to update roadway capacities, or use traffic counts recorded specifically by the Town or a designated professional engineering firm. The Concurrency Management System shall include provisions requiring developers to perform, or pay fees for services in lieu thereof, a traffic impact study to measure proposed impacts on the current availability of road capacities as a requirement in the development review process.

OBJECTIVE 2-1.5: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS; AND ESTABLISHMENT OF SCENIC ROADWAYS. Promote a System of Bicycle and Pedestrian Ways in Planning for Transportation Facilities, and Analyze Roadways for Scenic Designations.

Policy 2-1.5.1: Planning for Bicycle and Pedestrian Facilities. The Town of Montverde and MPO have prepared a plan for developing bicycle and pedestrian ways which connect residential areas to recreation areas and major activity centers.

Policy 2-1.5.2: Rails to Trails Program. The Town of Montverde shall coordinate with Lake County to analyze the feasibility of acquiring abandoned railroad right-of-ways within the Town for use as regional bicycle and pedestrian paths.

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Policy 2-1.5.3: Provision of Bicycle and Pedestrian Ways for New Developments. The Montverde Land Development Code in Chapter 4, Article IV Land Development Regulations for the Town of Montverde include provisions within the development review process that requires applicants of PUDs, site plans, subdivisions, and replats to provide for the needs of bicycle and pedestrian facilities.

Policy 2-1.5.4: Consideration of Bicycle Storage Facilities for Existing Public Facilities and for New Developments. The Town of Montverde shall provide bicycle storage facilities at existing Town parks by ~~2010~~ 20332045, and shall analyze the need to provide such facilities at other Town public buildings with the proposed bicycle and pedestrian plan. ~~By February, 2012, Land~~ Development-development Regulations regulations shall incorporate provisions requiring all new shopping centers, recreation areas and other public uses to provide storage facilities for bicycles.

Policy 2-1.5.5: Encouraging Programs to Reduce Peak Hour Trips and Single Occupancy Automobile Trips. The Town of Montverde shall promote vanpooling guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour vehicle miles traveled.

OBJECTIVE 2-1.6: PRESERVATION OF GREEN MOUNTAIN SCENIC BYWAY ROUTE AND CORRIDOR BOUNDARY. Provide For The Preservation Of The Green Mountain Scenic Byway Scenic Corridor.

Policy 2-2.6.1: Road Improvements. The Town of Montverde shall continue to accommodate future increase in cyclists, pedestrians, and motorist by making necessary local road improvements.

2-2 GOAL: THE TOWN OF MONTVERDE RECOGNIZES THE NEED FOR COMPLETE STREETS AND WILL ACCOMMODATE ELEMENTS THAT CREATE A COMPLETE STREET WHERE POSSIBLE. (Ordinance 2017-15)

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Objective 2-2.1: Integrate Complete Streets. Complete Streets are roadways designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians, transit and school bus riders, delivery and service personnel, freight haulers, and emergency responders. The Town shall implement Complete Streets policies for use in planning and development decisions.

Policy 2-2.1.1: Improve public health and safety, active mobility and environmental quality by creating and maintaining an integrated network of multi-modal roadways for users of all ages and abilities through the Complete Street design, where applicable. The Town identifies Complete Streets Projects using the entitled "Town of Montverde – Designated Complete Streets Projects".

Policy 2-2.1.2: Provide streets for walking, bicycling and public private transportation to enable convenient and active travel as a part of daily activities for all users, where applicable.

Policy 2-2.1.3: Promote infrastructure that facilities crossing of the right of way, such as accessible curb ramps, crosswalks, refuge islands and pedestrian signals, where applicable.

Policy 2-2.1.4: Promote complete streets that contribute to the slowing down of traffic, reduce pollution and emissions, improve environmental quality and provides for local economic opportunities, where applicable.

Policy 2-2.1.5: The Town shall utilize the *Green Mountain Scenic Byway Criteria* for review of applicable Complete Streets Projects.

Policy 2-2.1.6: Implementation Mechanisms

- a. Criteria and performance standards for Complete Streets shall be established by the Town of Montverde and Lake County Public Works Department.

- b. Applicable revisions to the Montverde Land Development Code.
- c. Implementation and use of the "Neighborhood Standards and Guidelines Manual for New Subdivisions" – to be updated on a periodic basis.
- d. Town staff and elected officials shall utilize the "Montverde Walks" sidewalk and walkability for policy and development review decisions.
- e. Montverde will task the Planning and Zoning Board to evaluate and review the Complete Streets process and implementation undertaken by Montverde, as well as review formal exception requests.

Representatives from the Town, and the following agencies shall be included in jointly planning for Complete Streets with the Planning and Zoning Board and the Town Council:

- Lake-Sumter MPO;
- Lake County Public Works;
- Montverde Academy;
- Lake County School District; and
- Bike Walk Central Florida.

- f. The Planning and Zoning Board and Town Council shall review and revise as necessary, related procedures, plans, regulations, design guides and other processes to align goals with the Complete Streets Policy and ensure accommodation of all users in all projects.

CHAPTER III3

HOUSING ELEMENT ~~9J-5.010(3),~~ F.A.C

Introduction- Data, Inventory and Analysis

The purpose of this element is to provide guidance for the Town of Montverde to develop appropriate plans and policies which demonstrate its commitment to meet the identified and projected deficits in the supply of housing. This element includes an Inventory section and an Analysis section. The analysis presented in this element is used to develop Goals, Objectives and Policies which will provide a methodology for implementing strategies.

HOUSING INVENTORY

This section presents an inventory of housing trends and characteristics. A characteristic comparison of the Town with Lake County is presented, based on the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde and Lake County

A. Housing Characteristics and Town-County Comparison

Tables 3-1 through 3-6 provide an inventory and comparison of housing characteristics for the Town of Montverde and Lake County.

1. Dwelling Units by Type

Table 3-1 identifies the number of housing units by type, as reported in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde and Lake County.

Table 3-1

Housing Units by Type, 2023 Estimates					
	Single Family	Multi-family	Mobile Home	Other	Total
Lake County	134455	26219	30537	902	192113
Montverde	632	32	23	NA	687

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

From Table 3-1, it is evident that the Town had very few multi-family and mobile homes than Lake County. The Town also did not have any housing units identified in the "Other" category. Montverde's housing represents approximately 3.6% of all housing units in Lake County.

2. Dwelling Units by Tenure

Table 3-2 presents an overview of housing for the Town and Lake County, as reported by 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde and Lake County.

Table 3-2

Households by Tenure, 2023 Estimates			
	Owner	Renter	Total
Lake County	132280	40523	172803
Montverde	548	106	654

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

Approximately 84% of the dwelling units within the Town of Montverde were owner-occupied in 2023 based on the data in Table 3-2. The Town had 106 renter-occupied dwelling units which is approximately 16% of total housing tenure. Lake County has a higher percentage of renter-occupied housing at approximately 23% of total housing tenure.

3. Dwelling Units by Age

Table 3-3 identifies the number of occupied dwelling units by age, as recorded in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde and Lake County.

Table 3-3

<u>Year Structure Built, 2023 Estimates</u>		
<u>Year</u>	<u>Lake County</u>	<u>Montverde</u>
<u>2010 or After</u>	<u>41843</u>	<u>75</u>
<u>2000-2009</u>	<u>43288</u>	<u>293</u>
<u>1990-1999</u>	<u>36885</u>	<u>96</u>
<u>1980-1989</u>	<u>26662</u>	<u>121</u>
<u>1970-1979</u>	<u>20175</u>	<u>35</u>
<u>1960-1969</u>	<u>10114</u>	<u>17</u>
<u>1950-1959</u>	<u>7269</u>	<u>30</u>
<u>1940-1949</u>	<u>2006</u>	<u>7</u>
<u>1939 or Earlier</u>	<u>3871</u>	<u>13</u>

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

The data indicate that the largest increase in housing construction happened between the years 2000 and 2009.

4. Dwelling Units by Rent

Table 3-4 identifies the percentage of renter-occupied dwelling units by gross rent, as reported in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde.

Table 3-4

Occupied Housing Units Paying Rent	
Cost	Percentage of Housing Units
Less than \$500	0.00%
\$500 to \$999	0.00%
\$1,000 to \$1,499	9.50%
\$1,500 to \$1,999	26.20%
\$2,000 to \$2,499	33.30%
\$2,500 to \$2,999	0.00%
\$3,000 or more	31.00%

Source: US Census Bureau, 2023 American
Community Survey, 1-Year and (2019-2023) 5-Year Estimates

Approximately 60% of rental households pay between \$1500 and \$2499 in monthly rents. The Town has no renter-occupied dwelling units with a gross rent less than \$999.

5. Dwelling Units by Value

Table 3-5 identifies the number of specified owner-occupied housing units with a mortgage by monthly cost, as reported in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde.

Table 3-5

Monthly Cost of Owner-Occupied Housing Units with a Mortgage		
Cost	Number of Units	Percentage
Less than \$500	0	0.0%
\$500 to \$999	28	8.3%
\$1,000 to \$1,499	67	19.8%
\$1,500 to \$1,999	44	13.0%
\$2,000 to \$2,499	89	26.3%
\$2,500 to \$2,999	44	13.0%
\$3,000 or more	66	19.5%
Median Cost	\$2,169	

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

Table 3-5 identifies that monthly cost for owner-occupied housing units with a mortgage had a median cost of \$2,169. Almost 60% of units pay more than \$2000 per month in costs. Table 3-6 demonstrates the owner costs as a percentage of income. Those with a mortgage, spending more than 30% of income is much higher than those without a mortgage spending more than 30% of income.

Table 3-6

Owner Costs as a Percentage of Household Income, 2023 Estimates		
	Lake County	Montverde
With Mortgage, Less than 30%	46129	240
With Mortgage, More than 30%	25750	98
Without Mortgage, Less than 30%	48641	198
Without Mortgage, More than 30%	9858	12

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

B. Inventory of Housing Conditions

This subsection of the element inventories housing conditions, both internal and external, and defines standard and substandard housing. Internal housing conditions are obtained from the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde.

1. Dwelling Units Lacking Complete Plumbing

654 occupied dwelling units are listed with complete plumbing facilities in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. This accounts for all of the occupied dwelling units within the Town in 2000. Therefore, the Town had no occupied dwelling units lacking complete plumbing as of 2023.

2. Dwelling Units Lacking Kitchen Facilities

654 occupied dwelling units are listed with complete kitchen facilities in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. This accounts for all of the occupied dwelling units within the Town in 2000. Therefore, the Town had no occupied dwelling units lacking complete kitchen facilities as of 2023.

3. Dwelling Units Lacking Central Heating

643 occupied dwelling units are listed with some type of central heating in the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. This accounts for most of the occupied dwelling units within the Town in 2000. However, eleven units in the Town had no central heating as of 2023.

4. Overcrowded Dwelling Units

The 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde reported that the

average family size is 3.2 people in the Town. 642 occupied dwelling units with up to 1.0 person per room and twelve occupied dwelling units with 1.01 to 1.5 persons per room were reported for the Town of Montverde. There are no occupied dwelling units with 1.51 or greater persons per room in Montverde, representing that overcrowding is not an issue.

C. Group Homes

There are currently no group homes or community residential facilities licensed by the Florida Department of Children and Families within the Town of Montverde. Additionally, there are no foster care facilities licensed by the FDCF within the Town.

D. Mobile Home Parks, Condominiums, Cooperatives and Subdivisions

Temple Terrace Mobile Home Park is the only mobile home park licensed by the FDCF within the Town of Montverde. Data on capacity was unavailable. The Montverde Mobile Home Park is also located adjacent to the Town which has a design capacity of 224 units. This park generally operates at full capacity. In addition, there are no Condominiums and Cooperatives.

E. Historically Significant Housing

The Town of Montverde currently has one recognized historically significant residential structures, the Harper House, listed on the National Register of Historic Places. The Town has not identified any additional residential structures as being historically significant.

F. Housing Construction Activity

Based on Table 3-3, 368 housing units were constructed between 2000 and 2023. The largest amount was between 2000 and 2009.

As the Town annexes property, these numbers are expected to rise. The most recent annexation in 2024, will contribute an additional 139 units to the housing stock available in the Town.

III. HOUSING ANALYSIS

This section presents an analysis of housing trends and characteristics expected to be experienced by the Town of Montverde through the year 2050. Projections are made based on the population projections presented in Table 3-7 below.

Table 3-7

Population Projections, Permanent Residents, 2020-2050									
	2020	2023	2024	2025	2030	2035	2040	2045	2050
Lake County	383,956	414,743	433,331	434,905	478,505	513,603	541,701	566,303	589,193
Montverde	1655	1792	2191	1856	1990	2088	2159	2223	2283

Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

These projections represent the best available data by acceptable, reliable sources as defined by F.S. 163.3177 (1) (f) 3. It is important to note that these numbers will need to be updated at the Town's next Evaluation and Appraisal Report process to account for updates to the projections. The current 2024 population estimate already exceeds the future projects.

A. Projected Households and Households Served by the Private Sector

In 2023, the Town of Montverde had 654 households with an average household size of 2.72 persons per household.

Table 3-8

Projected Units and Average Household Size			
Year	2023	2025	2045
Number of Households	654	793	997
Average Household Size	2.72	2.72	2.72

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

1. Projected Households by Size

Table 3-9 identifies the number of households by household size for the Town of Montverde, as reported by the 2023 US Census Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. Percentage distribution is also presented to allow for the projection of households by size.

Table 3-9

Households by type			
Year	2023	2045	Percent
Family Households	488	773	75/ 77.5
Non-family Households	166	224	25/ 22.5
Total	654	997	100

Source: US Census Bureau, 2023 American Community Survey, 1-Year and (2019-2023) 5-Year Estimates

Nearly 22.5 percent of the projected households are Non-Family Households by the year 2045. This trend of decreasing household size is prevalent throughout the State of Florida and the United States.

2. Projected Households by Income Range and Households Served by the Private Sector by Type, Tenure and Cost

Table 3-10 identifies the percentage of households by income range for the Town of Montverde, as reported by the 2023 US Census

Bureau, 2023 American Community Survey, 1-Year and 5-Year Estimates, for the Town of Montverde. The median income in 2023 was \$103,250.

Table 3-10

Income	Percentage
Less than \$10,000	0.5
\$10,000 to \$14,999	1.2
\$15,000 to \$24,999	3.1
\$25,000 to \$34,999	4.9
\$35,000 to \$49,999	10.2
\$50,000 to \$74,999	16.1
\$75,000 to \$99,999	13.1
\$100,000 to \$149,999	15.4
\$150,000 to \$199,999	17.4
\$200,000 or more	18.0

Source: US Census Bureau, 2023 American
Community Survey, 1-Year and (2019-2023) 5-Year Estimates

B. Projected Housing Needs

This subsection of the element uses the projected number of households presented in Table 3-8, the household distribution presented in Table 3-9.

1. Rural and Farmworker Households

As reported by the US Census Bureau, 2020 Decennial Census, for the Town of Montverde Therefore, all households are classified as urban, non-farmworker households.

2. Dwelling Unit Conversions

Presently, no homes within the Town are located on sites designated for commercial uses on the Future Land Use Map (Future Land Use Element). Conversion of residential units for commercial use is not anticipated to occur within the Town over the short or long-range planning periods.

C. Land Requirements for Projected Dwelling Units

The majority of the residential land use within Town of Montverde can be classified as Low Density, where Low Density Single Family land use is less than two (2) and Medium Density and Affordable/Manufactured Housing land use is up to than four (4) dwelling units per acre (Future Land Use Element). The remaining residential land use within the Town can be classified as Residential Rural (up to one (1) unit per acre), Single Family Low Density (up to two (2) units per acre), Single Family Medium Density (up to four (4) units per acre), Single Family Affordable Housing/Mobile Home Medium Density (up to four (4) units per acre), Duplex District (up to four (4) units per acre), Multi-Family High Density (up to ten (10) units per acre). The Future Land Use Element provides a summary of the number of acres in each category.

For projection purposes, low density residential land use has been assumed to be set at two (2) units per acre (the maximum), single family medium density, duplex district and affordable/manufactured housing land use be set at 4 units per acre (the average medium density land use), and multi-family high density be set at 10 units per acre.. Using this criteria and the number of dwelling units by type presented in Table 3-1 and 3-9, land requirements for housing can be calculated. Table 3-11 presents projected dwelling units by type and land requirements. Based on the existing land use presented in the Future Land Use Element, it is assumed that 53 percent of the projected single family dwelling units will fall under the low density category, while the remaining single family dwelling units will fall under the medium density category. It is also assumed that all projected multi-family and affordable/manufactured housing dwelling units will fall under the medium density category. Table 3-11 also presents existing residential land use acreages (Future Land Use Element) and compares these acreages with the acreages required for the projected dwelling units. Deficit refers to the additional acreage (the difference between the current year and the projected year) required to meet the needs of the projected dwelling units. Based on the amount of acreage, no deficits are identified.

Table 3-11

Montverde Projected Future Land Use Need				
Land Use Category	Existing Acreage	Additional Needs 2025	Additional Needs 2045	Future Land Needs
Single Family				
Agriculture	122.66	0	0	0
Rural Residential	0	0	0	0
Low Density	538.59	0	0	0
Medium Density	176.2	23.96	0	0
Affordable/Manufactured Housing	62.18	0	0	0
Duplex District	0	0	0	0
Multi-Family				
High Density	2.5	0	0	0
Total	902.13	0	0	0

Annexation will likely be the key driver to growth in the Town, as it already is becoming. As the Town is anticipated to become more urbanized over the planning timeframe, land that was in use as agriculture in 2023 was designated for that use on the Future Land Use Map may convert to non-agricultural use. The Future Land Use Map is found as Map 1-1 in the Future Land Use Element of the Comprehensive Plan. The acreage allocation in the various land use categories above reflects the results of the Data, Inventory and Analysis, the Goals, Objectives and Policies and the desire of Town officials and residents to create a viable, financially sound and growing community in the future.

E. Private Sector Housing Delivery Process

This subsection of the element provides a review of the housing delivery process with regards to land, services, financing, regulations and administrative goals of government agencies.

1. Land

The Town of Montverde currently has approximately 603 acres of undeveloped land within its boundaries. All of this undeveloped land is currently available for residential development. This amount of land is sufficient for the projected number of dwelling units and land requirements determined earlier in this section of the element.

2. Services

The Town of Montverde provides its residents with potable water. The present availability of services will adequately handle the projected population. If population continues to increase, the Town may be required to consider alternatives for upgrading its water system. Coordination with Lake County will aid the Town in predicting these needs and planning for them in the future.

3. Financing

Financing for residential development has generally been readily available for new construction within the Town. No residential area within the Town has historically been known to be avoided by financial institutions. There are no foreseeable financing problems anticipated for future construction within the Town of Montverde.

4. Regulations and Administrative Roles of Government Agencies

Local home builders and the development community have generally been supportive of the administration of planning and development within the Town. The Town has a Code of Ordinances and a Land Development Code that regulate and guide development.

F. Comments and Recommendations to Meet Special Housing Needs

The following list of strategies shall be programmed as a means to accommodate special housing needs.

1. Provision of Infrastructure Supportive to Low and Moderate Income Housing

The Town should coordinate with Lake County to provide timely wastewater facilities where environmental degradation warrants the necessary provision of these facilities.

2. Provision of Adequate Sites for Housing for Low and Moderate Income Families, and for Mobile Homes

The Town's Future Land Use Map and uniform Land Development Code shall designate substantial acreage for dwelling units which can be marketed and developed for all income ranges.

4. Provisions of Adequate Sites in Residential Areas or Areas of Residential Character for Group Homes and Foster Care Facilities Licensed or Funded by the Department of Children and Families

The Town includes provisions for group home and foster care facilities licensed by the Department of Children and Families in the Comprehensive Plan Housing Element and Chapter 10, Article II of the Montverde Land Development Code.

5. Identification of Conservation, Rehabilitation, of Demolition Activities, and Historically Significant Housing or Neighborhoods

The Town shall initiate a program of housing stock conservation, rehabilitation and demolition. The Town shall identify all historic structures and encourage preservation of such structures. The Town shall coordinate with the private sector and provide information related to public assistance for the renovation of historically significant structures.

Goals, Objectives and Implementing Policies

~~GOALS, OBJECTIVES AND POLICIES.~~ This section established goals objectives and implementing policies for the Housing Element. ~~(9J-5.010(3), F.A.C~~

GOALS 3-1: HOUSING. ALLOCATE SUFFICIENT LAND AREA TO ACCOMMODATE THE DIVERSE NEEDS OF EXISTING AND FUTURE POPULATIONS, CREATE OPPORTUNITIES FOR THE PRIVATE HOUSING DELIVERY SYSTEM TO MEET ALL HOUSING NEEDS, AND PROTECT THE CHARACATER CHARACTER OF RESIDENTIAL NEIGHBORHOODS BY ASSURING THE AVAILABILITY OF SUPPORTING INFRASTRUCRE INFRASTRUCTURE AND BY PRECLUDING THE ENCROACHMENT OF INCOMPATIBLE LAND USES.

OBJECTIVE 3-1.1: ASSURE THE AVAILABILITY OF AFFORDABLE AND ADEQUATE HOUSING. Assure the Availability of Affordable Housing By Promoting Development Opportunities Conducive to an Efficient Housing Delivery System. ~~to Provide a Projected Need for 793 units by Year 2015, and to Provide 1,077 Total Units by Year 2030~~ 2033.

Policy 3-1.1.1: Provide Ample Land Area for Residential Uses. The Town shall allocate ~~a minimum of 632.6 acres~~ sufficient land uses for residential ~~uses purposes~~ on the Future Land Use Map to meet housing demands anticipated to year 2030 20332045.

Policy 3-1.1.2: Promote a Diversity of Housing Types. The Town's Future Land Use Map shall designate acreage to accommodate a diversity of housing needs.

Policy 3-1.1.3: Residential Land Use Designations for the Future Land Use Map. To provide a diversity of housing types to meet future demands of anticipated population for year 2030 20332045. the Town

shall allocate land to accommodate the following housing types and associated densities:

Table 1

Montverde Maximum Density FLU	
Land Use Category	Maximum Density
Single Family	
Agriculture	Up to 1 du/5 acres
Rural Residential	Up to 1 du/1 acres
Single Family Low Density	Up to 2 du/1 acres
Single Family Medium Density	Up to 4 du/1 acres
Single Family Affordable/ Manufactured Housing	Up to 4 du/1 acres
Duplex District Single Family Mixed	Up to 4 du/1 acres
Multi-Family	
Multi Family /High Density	Up to 10 5 du/1 acres

Policy 3-1.1.4: Affordable Housing Program. The Town has requested membership on the Lake County Affordable Housing Advisory Committee , comprised of representatives of local government, and private and non-profit sectors involved in housing production to identify improvements to the housing delivery system for Lake County, particularly with emphasis on the provision of affordable housing other than mobile home facilities. The Lake County Affordable Housing Advisory Committee shall be established via Policy 5-1.4 of the adopted Lake County Comprehensive Plan (July 9, 1991).

OBJECTIVES 3-1.2: HOUSING OPPORTUNITIES FOR RURAL AND FARMWORKER HOUSEHOLDS. Provide Housing Opportunities for Rural and Farmworker Households within Agricultural Areas. (NOTE: The State of Florida considers the entire Town to represent a rural area.) Rural Household Needs Are Addressed within this Element.

Policy 3-1.2.1: Available Sites for Farm worker-Worker Households. The

town ~~has incorporated~~ shall incorporate provisions within the ~~Land-land~~ Land-land ~~Development Regulations-regulations~~ development Regulations-regulations which permit ~~Farm-farm~~ worker housing on land designated for agricultural use on the Future Land Use Map. Provisions within the ~~Land-land Development development Regulations-regulations~~ shall include performance criteria which regulate the number of dwelling units to one unit per five acres and which mandate the minimum provision of public services at a level not lower than adopted Town level of service standards.

OBJECTIVE 3-1.3: ADEQUATE SITES FOR LOW AND MODERATE INCOME HOSEHOLDS HOUSEHOLDS Assure Adequate Housing Opportunities for Low and Moderate Income Households.

Policy 3-1.3.1: Promote Diversity in Housing Types. The Town shall promote a diversity of housing types by designating sites for single family, multiple family, and affordable housing on the Future Land Use Map, and by allowing mixed residential development in planned unit development districts. The Town shall allow multiple family densities up to ~~ten (10)~~ five (5) units per acre in order to assist in providing affordable housing.

Policy 3-1.3.2: Assist Lake County in the Formation of an Affordable Housing Program. The Town shall further housing opportunities for low and moderate income households by supporting the formation of a county-wide affordable housing program which seeks to develop public/private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing.

The Town shall offer assistance to Lake County to identify sites for housing supported by the Farmer's Mortgage Housing Administration or by other Federal and State housing programs.

OBJECTIVE 3-1.4: ADEQUATE SITES FOR AFFORDABLE HOUSING. Assure Adequate Sites Are Available for Affordable Housing.

Policy 3-1.4.1: Sites for Affordable Housing. The Town shall designate

sufficient land, in order to accommodate affordable housing units, on the Future Land Use Map of the Comprehensive Plan as residential districts which could allow mobile home placements. Land development regulations affecting the affordable housing housing district shall allow lower cost housing construction ~~that~~ than in other residential areas. Such construction standards shall consider housing affordability needs of lower and medium income households but shall be consistent with the guidelines of the ~~Southern~~ current Florida Standard Building Code.

OBJECTIVE 3-1.5: ADEQUATE SITES FOR GROUP HOMES, COMMUNITY RESIDENTIAL FACILITIES, AND FOSTER CARE FACILITIES LICENSED OR FUNDED BY THE FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES (FDCF). Assure that Adequate Sites Are Available for Group Homes, Community Care Facilities, and Foster Care Facilities Licensed or Funded by the Florida Department of Health and Rehabilitative Services.

Policy 3-1.5.1: Mandatory DCF License to Operate Foster Care, Community Residential or Group Home Facilities. The Town incorporated provisions in ~~the Land Development Regulations~~ Chapter 10, Article II of the Montverde Land Development Code, which prohibit the operation of any group homes, community residential or foster care facilities within Montverde not operating under an approved license issued by the Florida Department of Children and Families. The development review process requires applicants of group home and community residential home developments to provide evidence of appropriate ~~DCF~~ licenses prior to the issuance of a development order or permit.

Policy 3-1.5.2: Provide Adequate Sites for Group Homes, Community Residential Facilities, and Foster Care Facilities. The Town incorporated provision within Chapter 10, Article II of the Montverde Land Development Code, ~~the Land Development Regulations~~ which shall permit foster care facilities (up to 6 persons) in all residential land use districts consistent with Chapter 419, Florida Statutes. Community

residential and group homes shall be permitted in multi-family and commercial land use districts.

Policy 3-1.5.3: Approval of Group Homes, Community Residential Homes, and Foster Care Homes. The ~~Land-land Development development Regulations-regulations~~ shall include definitions of group homes, community residential homes, and foster care facilities that are consistent with those established by the Florida Department of Health and Rehabilitative Services. All three facilities shall only provide residential care for aged person, physically disabled or handicapped persons, developmentally disabled persons, nondangerous mentally ill persons, and children.

Applications for group home developments shall be approved on the basis of compliance with performance standards established within Chapter 10, Article II of the Montverde Land Development Code, the Land Development Regulations and with requirements set forth by the Department of Children and Families. No group home or community residential home shall be permitted in a residential area that alters the nature and character of the area. No group or community residential home shall be permitted to locate less than 500 feet from a single-family residential land use district. Group or community residential homes within multiple-family land use districts shall not be within at least 1,200 feet of another existing community residential home.

OBJECTIVE 3-1.6: IDENTIFICATION AND CONSERVATION OF HISTORICALLY—HISTORICALLY SIGNIFICANT HOUSING. Identify Historically Significant Housing and Promote Conservation and Restoration of Such Structures.

Policy 3-1.6.1: Promote the Identification of Historically Significant Housing. The Town shall promote the identification of historically significant housing worthy of preservation by offering opportunities to the Lake County Historical Society, other historical and architectural societies, and Town citizens to inform Town officials of housing units and other structures containing significant historical or architectural

value.

Policy 3-1.6.2: Promote the Conservation of Historically Significant Housing. The Town shall provide assistance to property owners of historically significant housing by supporting applications pursuing historical designations on the Florida Department of State Master File and the National Register of Historic Places. The Town shall also promote the rehabilitation of historically significant structures through assistance with grantsmanship functions and with coordination with State technical services available for such activities.

Policy 3-1.6.3: Assist the Lake County Historical Society. The Town shall cooperate with the Lake County Historical Society in the effort to inform and educate the public about local, State, and Federal historic preservation programs.

OBJECTIVE 3-1.7: PROMOTE COHESIVE NEIGHBORHOODS THROUGH STABILIZATION OF RESIDENTIAL AREAS AND PROTECTION OF THE QUALITY OF THE HOUSING STOCK THROUGH PRINCIPLES GUIDING REHABILITATIVE SERVICES ANDE DEMOLITION OF HOUSING. Establish Principles and Guidelines to Promote the Rehabilitation of Housing, Regulate Demolition, and Improve Housing Quality of Housing to Preserve Quality of Housing, Support Neighborhood Character, and to Promote the Availability of Affordable Housing.

Policy 3-1.7.1: Regulate the Demolition of Housing. To protect the useful life of existing housing and to preserve the availability of affordable housing, the Town incorporated provisions into Chapter 10, Article III of the Montverde Land Development Code, the Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions. Principles within the permitting program shall evaluate demolition applications predicated on its contribution to the improvement of public health, safety, and welfare, and to the preservation and stabilization of the surrounding neighborhood. No housing unit shall be demolished without issuance of a demolition

permit.

Policy 3-1.7.2: Promote Maintenance of Housing. The Town shall continue to enforce building and housing codes; and enforce construction, electrical, sewer and septic and plumbing requirements to maintain the quality of existing housing stock and to protect public health and safety.

Policy 3-1.7.3: Provide Supportive Services and Facilities to Maintain Quality Residential Neighborhoods. The Town shall assure that necessary potable water, sanitary sewer, solid waste collection, and drainage facilities are available for residential areas through an annual update of the Town's Concurrency Management System.

The Town shall ~~also~~ continue to coordinate with Lake County, the State of Florida, and the private sector to plan for facilities and services that can not be provided within Montverde due to the regional nature or economy-of-scales associated with the provision of such facilities and services.

OBJECTIVE 3-1.8: RELOCATION HOUSING. Assist Households in the Relocation of Housing Due to Public Initiated Removal or Demolition of Residential Structures.

Policy 3-1.8.1: Assist Households in the Relocation of Housing Due to Removal or Demolition. No Projects scheduled within the ~~Five-Year~~ Five-Ten(10) Year Capital Improvement Program and Schedule require the taking of land occupied by existing housing stock. However, if an unanticipated need should arise where housing must be destroyed to provide right-of-way or land for a public facility or service require to protect or enhance public health, safety, and welfare, the Town shall assist in the relocation of households to homes within the incorporated and unincorporated areas of Lake County.

The Town shall pursue funds from the Federal Housing Relocation

Program, administered by the Department of Housing and Urban Development, to financially assist displaced households. The Town shall also coordinate with Lake County and the private sector to assure the availability of comparable or improved housing for those requiring relocation.

Policy 3-1.8.2: Private Sector Initiated Housing Projects for Low and Moderate Income Households. Developers initiating housing projects for low and moderate income households that require the demolition and removal of existing dwelling units shall assume full responsibility to find and obtain temporary housing for households that require relocation.

OBJECTIVE 3-1.9: FORMULATION OF HOUSING IMPLEMENTATION PROGRAMS AND STRATEGIES. Establish Mechanisms to Improve the Implementation of Housing Programs.

Policy 3-1.9-1: Promote Public/Private Partnerships to Improve Coordination in Housing production for Low and Moderate Income Households. The Town shall coordinate with Lake County to encourage the formation of a county-wide Housing Authority directed to further involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants active in housing production.

Policy 3-1.9.2: Coordination with Lake County. As cited in above policies, the Town shall coordinate with Lake County to foster improvements in the housing delivery system through the establishment of a county-wide (1) Affordable Housing Advisory Committee, and (2) a Housing Finance Authority.

Policy 3-1.9.3: Analyze Housing Demands and Trends. The Town shall annually ~~(by the month of February)~~ monitor and evaluate housing demands to evaluate the effectiveness of housing policies within the Housing Element and the effectiveness of residential land use

allocations on the Future Land Use Map to meet housing trends as well as a State and Federal laws affecting the construction and the placement of housing.

Policy 3-1.9.4: Update Housing and Population Characteristics of the Town. The Town shall update housing and population information within the Comprehensive Plan ~~within two years after the completion and distribution of the 2010 2020 U.S. Census of Housing and Population during the Evaluation and Appraisal Report process defined in by Section 163.3191 Florida Statutes.~~

Policy 3-1.9.5: Administer Housing Codes and Development Regulations. The Town shall annually analyze ~~(by the month of March)~~ the effectiveness of its housing code enforcement program and the adequacy of all Town construction codes, and shall improve the regulatory and permitting processes as deemed necessary to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods and the Town.

Policy 3-1.9.6: Intergovernmental Coordination. The Town shall coordinate housing issues, concerns, and problems with other relevant State, Federal, and local agencies pursuant to policies stipulated within the Intergovernmental Coordination Element.

CHAPTER IV4

PUBLIC FACILITIES ELEMENT 9J-

5.011(2), F.A.C.

Introduction- Data, Inventory and Analysis

This element provides an inventory and analysis of four public facilities: sanitary sewer, solid waste, drainage, and potable water. Analysis accomplished herein was used to develop appropriate goals, objectives and policies that will implement public facilities required by existing and future development within the Town of Montverde.

The data, inventory, and analysis for this Element is the Five-Year Capital Improvement Program prepared by the Montverde Town Manager in 2025. This Plan is incorporated here.



FISCAL YEAR 2025/2030 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM



Prepared by Town Manager Paul Larino, MPA, ICMA-CM

INTRODUCTION

The Capital Improvement Program (CIP) concentrates on developing a long-range framework in which physical projects may be concurrently planned and implemented, considering the Town's financial capabilities. The comprehensive program is prepared for the ensuing five years and is based on the community's requirements, encompassing all significant capital public improvements. The CIP is an adaptable plan used to guide the budget development process. The plan is prepared annually by the Town Manager in accordance with the town charter and is ratified by the Town Council.

PURPOSE

The primary purpose of the Capital Improvement Program includes the development of a long-range framework in which physical projects are planned, evaluated, and presented in an ordered sequence; the coordination of the capital-related projects of town departments to ensure equitable distributions of projects about the needs of the community, the timing of related projects, and the fiscal ability of the town to undertake the projects.

Capital Improvement: Any significant expenditure for physical development, which generally falls into one of the following categories: land and non-structural improvements, new structures, significant repairs, and major equipment.

Capital Improvement Project: Any significant non-recurring expenditure for physical facilities of government such as costs for the acquisition of land or interests in land; construction of buildings or other structures including additions or significant alterations; construction of streets or utility lines; fixed equipment; landscaping and similar expenditures; and associated planning/design work related directly to an individual project. A Capital Improvement Project generally exceeds \$25,000, takes more than a year to complete, and has a useful life of five (5) years or more.

Capital Improvement Budget: A list of projects, cost amounts, and sources of funds for the coming fiscal year, regarded as the first year of the Capital Improvement Program. The Capital Improvement Program may be included in the Town's operating budget.

METHODOLOGY

Projects included in the Capital Improvement Program were derived from needs identified by town staff, residents of Montverde, and the Town Council. The projects listed encompass improving the Town's physical development and the programs and services it provides to the public. The Town Manager estimates the project costs, assigns a project manager, identifies possible funding sources across the five fiscal years, explains and justifies the project, and identifies any annual impact on the operating budget.

NEED FOR CAPITAL PROJECTS

In recent years, a vast array of new Federal and State regulations, primarily in areas of environmental quality, have imposed tremendous costs upon local government. Although some programs are combined with financial aid to encourage and assist municipalities in compliance, the local share of costs

often exceeds outside financial assistance. Once built, facilities must be maintained and operated, imposing tremendous ongoing costs for labor and materials. The ability to absorb future operating costs is as important in planning a Capital Improvement Program as financing the construction. Modernization of facilities, equipment, and technology can often help reduce maintenance and operating costs over the long run. There is a constant need to rebuild and replace facilities due to aging and deterioration. This is particularly true with streets and buildings. The impact of the various factors contributing to generating Capital Improvements highlights the need for sound fiscal planning in formulating Montverde's Capital Improvement Program.

FUNDING OF CAPITAL PROJECTS

The success of the Capital Improvement Program depends on the close coordination of the physical and financial plans. Projects may be financed through regular operating funds such as the General Fund, which can be challenging for large Capital Improvement Projects and must compete with recurring operating requirements. The financial plan may require in-depth research to determine alternative means within a desired timetable to finance Capital Improvements. The town can borrow money through the sale of bonds. Bonds sold by the town fall into two categories: General Obligation Bonds and Revenue Bonds. A property tax levy is used to pay for General Obligation Bonds. Revenue Bonds are paid for by pledging a specific revenue stream to repay debt. With the popularity of various lease-purchase options, paying for some capital improvements on a pay-as-you-go basis is practical. Federal and State Aid Programs are also crucial in capital improvement planning. Federal and State Grant Programs aid in the ability to plan for and finance projects.

The administrative ability to seek and utilize the best possible source, or combination of sources, from the various alternatives for financing Capital Improvements can maximize the Town's Capital Improvement Program. The individual funds available for the Town's Capital Improvement Programs are listed below.

GENERAL FUND

The General Fund is the primary reporting vehicle for ongoing government operations. It accounts for all current financial resources not required by law or administrative action to be accounted for in another fund. The significant sources of revenue for the General Fund include ad valorem taxes, franchise taxes, utility taxes, and user fee charges. (Some of these funding sources listed may qualify as proprietary funds.)

PROPRIETY OR RESTRICTED FUNDS

These funds are treated and operated like those of private business enterprises. They can only be used for activities for which a fee is charged or related to the activity for which the payment was collected.

Impact Fees: Montverde imposes impact fees on new development to help cover the costs associated with increased demand for public infrastructure and services. Developers typically pay impact fees based on the projected impact of their projects on municipal facilities, such as roads, parks, schools, and utilities.

Grants: Montverde pursues grants from federal, state, and regional government agencies, as well as

private foundations, to support capital improvement projects. Grants may be available for specific purposes, such as transportation infrastructure, community development, environmental remediation, or public facilities.

Public-Private Partnerships (PPPs): Municipalities can partner with private entities to finance and develop capital improvement projects. PPPs may involve joint financing, development agreements, or lease arrangements where private partners contribute funding or resources in exchange for revenue-sharing opportunities, development rights, or other benefits.

Reserve Funds and Fund Balance: Municipalities may set aside funds in reserve accounts or establish capital improvement funds to accumulate resources for future projects. Building up reserve funds over time can provide a stable source of financing for capital improvements, maintenance, and infrastructure upgrades.

WATER ENTERPRISE FUND

This fund is used to operate the potable water system and repair/replace equipment.

Restricted funds include amounts that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.

By combining these funding sources, the Town of Montverde can implement its capital improvement plans, address infrastructure needs, and enhance the quality of life for residents and businesses. Effective financial planning and resource management are essential for successfully funding and executing capital improvement projects.

SEWER ENTERPRISE FUND

This fund is used to operate the town's sanitary sewer system and repair/replace equipment.

Town Parks, Trails, and Recreation

Town parks are vital to urban environments, offering green spaces for relaxation, recreation, and community engagement. Here are some key features and benefits of town parks:

1. **Recreation and Leisure:** Town parks provide opportunities for various recreational activities such as walking, jogging, cycling, picnicking, and playing sports. They offer residents and visitors a chance to engage in physical activities, unwind, and enjoy nature without leaving the town.
2. **Social Interaction and Community Building:** Parks serve as gathering places where people from diverse backgrounds can socialize, connect, and build relationships. They foster community by providing spaces for group activities, events, and celebrations.
3. **Health and Well-being:** Access to green spaces in town parks has been linked to improved physical and mental health outcomes. Spending time outdoors in parks can reduce stress, anxiety, and

- depression while promoting overall well-being and quality of life.
- 4. Environmental Benefits:** Town parks contribute to environmental sustainability by providing habitats for wildlife, mitigating urban heat island effects, and improving air and water quality. Trees and vegetation in parks absorb carbon dioxide, provide shade, and help reduce the impacts of pollution.
 - 5. Cultural and Educational Opportunities:** Many town parks feature cultural amenities such as monuments, sculptures, art installations, and historical sites. They also provide educational programs, nature trails, and interpretive signs that offer learning about local history, ecology, and conservation opportunities.
 - 6. Economic Value:** Town parks can enhance property values and attract businesses, residents, and tourists to surrounding neighborhoods. They contribute to the local economy by supporting tourism, recreation-related companies, and nearby amenities such as restaurants and shops.
 - 7. Community Engagement and Participation:** Town parks often involve community members in planning, maintenance, and programming initiatives. Engaging residents in park activities and decision-making processes fosters a sense of ownership and pride in the park, leading to increased usage and support.

Overall, town parks play a crucial role in creating livable, vibrant, and sustainable urban environments, enhancing the quality of life for residents and visitors alike.

The town owns and maintains parks and recreational facilities to benefit residents and visitors. Additional facilities and improvements to existing recreation amenities are necessary as the town grows. The town currently has several parks and recreational facilities available to the citizens of Montverde and the surrounding areas. Amenities throughout the town include parks, playgrounds, buildings, boat ramps, and docks, as summarized below.

CURRENT RECREATION FACILITIES

<u>Description</u>	
<u>The Boat Ramp</u>	<u>Provides access to Lake Apopka</u>
<u>Truskett Park</u>	<u>Amenities include a boardwalk and a covered dock.</u>
<u>Kirk Park</u>	<u>Amenities include a baseball field, basketball and tennis courts, a playground, and a community center with a covered pavilion.</u>
<u>Lake Florence Park</u>	<u>Amenities include benches and play equipment.</u>
<u>Multi-Model Trails</u>	<u>Amenities include approximately 1.8 miles of paved trails.</u>

Sidewalks

The town has scattered sidewalks but lacks connectivity in many areas.

Predicting future park improvements requires considering evolving community needs, trends in recreational activities, and environmental challenges. Here are several potential areas for future park improvements:

1. **Accessibility Upgrades:** Ensure parks are accessible to all residents, including those with disabilities. This may involve adding wheelchair-accessible paths, inclusive playground equipment, and accessible facilities like restrooms and parking.
2. **Green Infrastructure Integration:** Integrate green infrastructure elements into parks to manage stormwater, mitigate flooding, and improve water quality. Incorporate rain gardens, bioswales, and permeable pavements to enhance sustainability and ecological resilience.
3. **Climate Resilience Measures:** Implement climate-resilient design strategies to adapt parks to changing climate conditions. This could include planting drought-tolerant vegetation, installing shade structures, and creating cooling zones to mitigate heat stress during extreme weather events.
4. **Multi-Use Facilities:** Develop multi-use facilities that can accommodate a variety of recreational activities and community events. Consider flexible spaces for sports, performances, farmers' markets, and cultural festivals to maximize park utilization throughout the year.
5. **Ecological Restoration:** Prioritize ecological restoration efforts to enhance biodiversity, restore native habitats, and promote wildlife conservation within parks. Remove invasive species, plant native vegetation, and create habitat features like bird nesting boxes and pollinator gardens.
6. **Technology Integration:** Integrate technology into parks to enhance visitor experiences, safety, and management efficiency. This could include implementing intelligent lighting systems, interactive wayfinding tools, Wi-Fi connectivity, and mobile apps for park information and programming.
7. **Community Gardens and Urban Agriculture:** Create opportunities for community gardening and urban agriculture within parks to promote food security, sustainability, and healthy lifestyles. Provide designated areas for vegetable plots, fruit orchards, and educational programs on gardening and nutrition.
8. **Cultural and Historical Interpretation:** Develop interpretive signage, art installations, and heritage trails to celebrate parks' cultural and historical significance. Incorporate storytelling, public art, and interactive exhibits to engage visitors and foster a sense of place.
9. **Safety and Security Enhancements:** Implement safety measures and enhancements to ensure that parks are welcoming and safe for all users. This may involve installing lighting, surveillance cameras, emergency call boxes, and employing security patrols.
10. **Community Engagement and Programming:** Engage community members in the planning, designing, and programming of parks to ensure that improvements meet residents' needs and preferences. Offer diverse recreational programs, volunteer opportunities, and events to promote community participation and ownership.

By focusing on these areas for future park improvements, cities can create vibrant, inclusive, and sustainable green spaces that enhance quality of life, promote health and well-being, and foster connections among residents. Ongoing monitoring, evaluation, and adaptation are essential to ensure that parks continue to

meet evolving community needs and aspirations over time.

Future Capital Improvements to the Town’s parks, trails, and recreational facilities include the following:

Truskett Park New Playground	\$285,000.00
Kirk Park New Field Lighting	\$300,000.00
New Multi-Model Trails	\$8,000,000.00
New Sidewalks	\$3,000,000.00
Boat Ramp Replacement	\$500,000.00
New Park on Highland	\$650,000.00
Program Total	\$12,735,000.00

Public Utilities (Water and Sewer Service)

Municipal water and sewer services are essential public utilities that local governments provide to deliver clean drinking water and manage wastewater within communities. Here's an overview of municipal water and sewer systems:

- 1. Water Supply:** Municipal water systems are responsible for sourcing, treating, and distributing clean drinking water to residents, businesses, and institutions within a municipality. This involves extracting water from various sources such as rivers, lakes, reservoirs, groundwater wells, or surface water treatment plants. The water is then treated to remove contaminants, disinfected to ensure safety, and distributed through a network of pipes to customers. Water quality testing is conducted regularly to meet regulatory standards and ensure public health.
- 2. Sewer Services:** Municipal sewer systems collect and transport wastewater, including sewage from homes, businesses, and industrial facilities, as well as stormwater runoff, to treatment facilities. There are two main types of sewer systems:
 - Sanitary Sewers:** These collect and convey domestic wastewater (from sinks, toilets, showers, etc.) and industrial wastewater to treatment plants for purification before discharge into water bodies or reuse.
 - Stormwater Sewers:** These manage excess rainwater and runoff from streets, parking lots, and other impervious surfaces to prevent flooding and protect water quality. In some cases, stormwater is treated before being discharged into water bodies.
- 3. Infrastructure Maintenance:** Municipalities are responsible for maintaining and upgrading their water and sewer infrastructure to ensure reliable service delivery and compliance with regulatory requirements. This includes repairing and replacing aging pipes, pumps, valves, and treatment facilities, as well as implementing preventive maintenance programs to extend the lifespan of infrastructure assets.
- 4. Regulatory Compliance:** Municipal water and sewer systems must comply with federal, state, and local regulations to protect public health and the environment. These regulations govern water

quality standards, treatment processes, discharge limits, infrastructure design, and emergency response protocols.

Overall, municipal water and sewer services are critical for safeguarding public health, promoting environmental sustainability, and supporting community economic development. Effective management, investment, and planning are essential to ensure these crucial public utilities' long-term viability and resilience.

Future improvements to water are crucial for ensuring sustainable, resilient, and efficient service delivery in response to evolving challenges such as population growth, climate change, aging infrastructure, and emerging contaminants. Here are some potential areas for future improvements:

1. **Investment in Infrastructure:** Increase investment in upgrading and modernizing water and sewer infrastructure to address aging systems, reduce leakage, and enhance reliability. This may involve replacing or rehabilitating old pipes, pumps, treatment plants, and storage facilities to improve efficiency and reduce water loss.
2. **Advanced Treatment Technologies:** Implement advanced treatment technologies to improve water quality and wastewater treatment efficiency. This includes adopting innovative filtration, disinfection, and membrane technologies to remove contaminants such as pharmaceuticals, microplastics, and emerging pollutants from drinking water and wastewater.
3. **Green Infrastructure:** Integrate green infrastructure solutions into water and sewer systems to manage stormwater, reduce runoff, and improve water quality. This includes incorporating green roofs, permeable pavements, rain gardens, and constructed wetlands to capture and treat stormwater onsite, reduce flooding, and enhance ecosystem services.
4. **Water Reuse and Recycling:** Expand water reuse and recycling initiatives to maximize the use of treated wastewater for non-potable applications such as irrigation, industrial processes, and groundwater recharge. Implementing decentralized water reuse systems and dual distribution networks can help conserve freshwater resources and reduce demand for traditional water supplies.
5. **Smart Water Management:** Adopt intelligent water technologies and data analytics to optimize water and sewer system operations, improve asset management, and enhance water conservation efforts. This includes deploying sensors, meters, and real-time monitoring systems to detect leaks, track water usage, and optimizing distribution networks for efficiency.
6. **Climate Resilience Planning:** Develop climate-resilient water and sewer infrastructure to withstand the impacts of climate change, such as increased precipitation, drought, and sea-level rise. This may involve raising infrastructure elevation, installing flood protection measures, diversifying water supply sources, and enhancing stormwater management systems to mitigate flood risks and protect water quality.
7. **Public Education and Outreach:** Implement public education and outreach programs to raise awareness about water conservation, pollution prevention, and the importance of maintaining water and sewer infrastructure. Engage communities in water stewardship initiatives, conservation campaigns, and green practices to promote sustainable behaviors and reduce demand for water resources.

- 8. Policy and Regulatory Reforms:** Advocate for policy and regulatory reforms to support sustainable water management practices, promote investment in infrastructure upgrades, and ensure equitable access to safe and affordable water and sewer services. This includes updating regulations, incentivizing water conservation, and establishing funding mechanisms for infrastructure financing and resilience planning.

By focusing on these areas for future improvements, the water system can become more resilient, sustainable, and adaptive to meet the growing challenges of the 21st century while ensuring the long-term availability and quality of water resources for future generations.

Municipal Water System

The Town of Montverde operates two water treatment plants that provide high-quality potable water to approximately 1100 users and water for fire protection of town businesses, residences, and schools. The town has grown substantially since the 1990s, including significant residential development and growth at Montverde Academy, which currently serves approximately 1700 students. Now, the town anticipates additional water needs with new new construction at Willow Ridge (60 lots remaining), Monteverde Estates (120 lots), Hills of Montverde (91 lots), and Osgood (140 lots), as well as new construction of several smaller developments. Full occupancy of these developments at census household sizes would increase the Town's current water use by more than 70% based on SJRWMD per capita water consumption rates.

The Town's largest water treatment plant (WTP No. 1) was constructed in the late 1990s. Major plant components, such as the elevated storage tank and Upper Floridan Aquifer (UFA) well, were built before that time. The plant components are approaching the end of their design life, where removal or replacement should be considered. The combination of aging water infrastructure and growth presents questions about how the town can most effectively continue to provide high-quality water for the community.

Below is a detailed cost estimate for the improvements from the water engineering concept planning report:

Phase I

<u>Description</u>	<u>Unit Price</u>	<u>Unit</u>	<u>Total Price</u>
New UFA Well Construction and Testing	\$250,000.00	LS 1	\$250,000.00
UFA Well Pump	\$100,000.00	LS 1	\$100,000.00
Piping and Valves	\$50,000.00	LS 1	\$ 50,000.00
Chemical Feed System Improvements	\$60,000.00	LS 1	\$ 60,000.00
<u>Sodium Hypo and anti-scalant systems duplication and arrangement modifications for n+1 system design; addition of (2) 500-gallon storage tanks</u>			
Crane rental for pump install -	\$10,000.00	LS 1	\$ 10,000.00
Electrical, Instrumentation, & Controls	\$65,000.00	LS 1	\$ 65,000.00
UFA Sustainability Study	\$41,500.00	LS 1	\$ 41,500.00
<u>Engineering Services - Complete Design and Bid</u>			

Preparation \$53,500.00 LS 1 \$ 53,500.00

Engineering Services - Bidding Admin, Construction

Oversight, and Commissioning Oversight \$26,750.00 LS 1 \$ 26,750.00

Contingency (20%) \$131,350.00

Phase IA Total \$788,100.00

Phase 1B

Description	Unit Price	Unit	Total Price
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Above Ground Tank (AST 300,000 gallons)	\$2,600,000.00	LS 1	\$ 2,600,000.00
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GST transfer pump station	\$225,000.00	LS 1	\$ 225,000.00
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reinforced concrete slab Pump Station Roof Canopy	\$140,000.00	LS 1	\$ 140,000.00
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Piping and Valves	\$120,000.00	LS 1	\$ 120,000.00
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Electrical, Instrumentation, & Controls	\$120,000.00	LS 1	\$ 120,000.00
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Pump Station Building Renovation	\$189,200.00	LS 1	\$ 189,200.00
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Stormwater Pond Construction	\$23,380.00	LS 1	\$ 23,380.00
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Engineering Services – Bid Preparation	\$141,758.0	LS 1	\$ 141,758.00
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Engineering Services - Bidding Admin, Construction	\$70,879.00	LS 1	\$ 70,879.00
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Contingency (20%)			\$ 326,043.40
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Phase IB Total			\$ 3,956,260.40
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Phase II

Description	Unit Price	Unit	Total Price
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SCADA Improvements - hardware upgrades	\$20,000.00	LS 1	\$ 20,000.00
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Engineering Services - Complete Design	\$65,000.00	LS 1	\$ 65,000.00
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Engineering Services - Installation and Testing	\$15,000.00	LS 1	\$ 15,000.00
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Contingency (20%)			\$ 20,000.00
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UFA Well Pump	\$100,000.00	LS 2	\$200,000.00
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New 1,500 gpm well pump and

motor at existing	\$15,000.00	LS 2	\$ 30,000.00
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Removal of old pump and installation

of new pump	\$20,000.00	LS 2	\$ 40,000.00
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Crane rental for pump removal

and installation \$20,000.00 LS 2 \$ 40,000.00

Electrical, Instrumentation, & Controls \$7,500.00 LS 2 \$ 15,000.00

Engineering Services - Complete

Design and Bid \$32,500.00 LS 1 \$ 32,500.00

Engineering Services - Bidding

Admin, Construction \$16,250.00 LS 1 \$ 16,250.00

Contingency (20%) \$ 74,750.00

Phase IIB Total \$ 568,500.00

Phase IIC

Description	Unit Price	Unit	Total Price
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Distribution System Improvements	\$500,000.00	LS 1	\$500,000.00
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Distribution System Hydraulic Modeling	\$14,000.00	LS 1	\$ 14,000.00
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Fire Flow Analysis	\$25,500.00	LS 1	\$ 25,500.00
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Engineering Services - Complete Design

and Bid	\$55,000.00	LS 1	\$ 55,000.00
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Oversight and Commissioning Oversight	\$25,000.00	LS 1	\$ 25,000.00
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Contingency (20%)			\$123,900.00
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Phase IIC Total			\$743,400.00
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PHASE IIC - DISTRIBUTION SYSTEM IMPROVEMENTS

PHASE IIA - SCADA IMPROVEMENTS

Phase III

Description	Unit Price	Unit	Total Price
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Irrigation Augmentation	\$3,500,000.00	LS 1	\$5,000,000.00
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Connect Lake, reuse, or LFA water to irrigation	\$50,000.00	LS 1	\$ 50,000.00
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Engineering Services -	\$25,000.00	LS 1	\$ 25,000.00
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Contingency (20%)			\$ 115,000.00
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New LFA Well Design, CUP Revision Oversight	\$132,000.00	LS 1	\$ 132,000.00
New LFA Well Construction and Well Pump	\$2,300,000.00	LS 1	\$2,300,000.00
<u>Engineering Services - Complete Design</u>			
and Bid	\$240,000.00	LS 1	\$ 240,000.00
<u>Engineering Services - Bidding Admin,</u>			
Construction	\$120,000.00	LS 1	\$ 120,000.00
Contingency (30%)			\$ 837,600.00
TOTAL PHASES IIA – III			\$8,819,600.00
TOTAL ALL PHASES			\$14,875,860.40

Storm Water Improvements

The Town of Montverde is responsible for maintaining or monitoring all stormwater collection and storage apparatus. The town operates under the authority and conditions outlined in the NPDES Permit #DLE04E155-004 issued by the Florida Department of Environmental Protection.

Maintaining clean lakes and waterways in towns is crucial for preserving ecosystem health, supporting recreational activities, and safeguarding public health. Here are some of the strategies the town has or can undertake to achieve and maintain clean lakes and waterways:

1. **Water Quality Monitoring:** Implement regular water quality monitoring programs to assess the health of lakes and waterways. Measure parameters such as nutrient levels, dissolved oxygen, pH, turbidity, and microbial contamination to identify sources of pollution and track changes over time.
2. **Pollution Prevention:** Implement measures to prevent pollution from entering lakes and waterways. This may include implementing stormwater management practices to reduce runoff from roads, parking lots, and agricultural areas, enforcing sewage discharge and industrial effluent regulations, and promoting responsible waste disposal and recycling practices.
3. **Erosion Control:** Implement erosion control measures along shorelines and streambanks to prevent sedimentation and nutrient runoff into lakes and waterways. This may involve planting vegetation buffers, installing erosion control structures, and implementing land use measures to minimize soil disturbance and runoff.
4. **Wetland Restoration:** Protect and restore wetlands, natural filters, and buffer zones for lakes and waterways. Restore degraded wetlands, create new wetland habitats, and protect existing wetland areas from development to enhance water quality, biodiversity, and flood mitigation.
5. **Nutrient Management:** Implement nutrient management strategies to reduce nutrient loading into lakes and waterways, which can cause eutrophication and harmful algal blooms. This may involve implementing the best agricultural management practices, controlling urban and suburban runoff, and promoting sustainable land use practices to minimize nutrient runoff.
6. **Aquatic Invasive Species Management:** Implement measures to prevent and control the spread of aquatic invasive species, which can disrupt ecosystems and degrade water quality. Develop invasive species management plans, conduct monitoring and early detection efforts, and implement control measures such as mechanical removal, chemical treatment, and biological controls.
7. **Public Education and Outreach:** Raise awareness among residents, businesses, and visitors about the importance of clean lakes and waterways and the actions they can take to protect them. Provide educational materials, workshops, and outreach events on water conservation, pollution prevention, and responsible recreational practices.

The Town of Montverde has received and continues to explore grants to assist with its resilience and improve water quality. The town has received funding for the following projects to be included in the Capital Improvement Program for the FY 2025, 2026, and 2027 budgets.

<u>Baffle Box or other filtration for water entering Lake Florence</u>	<u>\$1,750,000.00</u>
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Franklin Pond area Street and stormwater improvements	\$2,000,000.00
Four Lakes Water quality, wetland, and drainage Improvements	\$1,500,000.00
Storm Water Improvements Lake Apopka Basin	\$1,600,000.00
455 complete street storm project	\$19,823,000.00
Program Total	\$26,673,000.00

Public Facilities

Public facilities are essential components of a well-functioning society, serving a wide range of needs and purposes that contribute to the quality of life and community well-being. Here are several reasons why public facilities are necessary:

- 1. Access to Basic Services:** Public facilities provide access to essential services that are vital for daily life. This includes facilities such as schools, hospitals, libraries, and public transportation hubs, which ensure access to education, healthcare, information, and mobility for all members of society.
- 2. Promotion of Health and Safety:** Public facilities play a critical role in promoting public health and safety. Facilities such as hospitals, clinics, fire stations, and police stations provide emergency services, medical care, firefighting, and law enforcement to protect individuals and communities from harm and emergencies.
- 3. Support for Recreation and Leisure:** Public facilities offer spaces and amenities for recreation, leisure, and cultural activities. Parks, community centers, sports complexes, and cultural venues provide physical activity, social interaction, and cultural enrichment opportunities, contributing to mental and physical well-being.
- 4. Infrastructure and Utilities:** Public facilities encompass infrastructure and utilities essential for urban development and functionality. This includes roads, bridges, water treatment plants, sewage systems, and public works yards, which support transportation, water supply, sanitation, and environmental sustainability.
- 5. Community Gathering and Engagement:** Public facilities serve as gathering places where people interact, connect, and engage. Community centers, libraries, and civic venues provide spaces for meetings, events, and activities that foster social cohesion, civic participation, and community development.
- 6. Cultural and Educational Enrichment:** Public facilities support cultural and educational enrichment by providing access to libraries, museums, theaters, and academic institutions. These facilities offer opportunities for learning, exploration, and creativity, fostering intellectual growth, artistic expression, and lifelong learning.
- 7. Equitable Access and Inclusion:** Public facilities ensure equitable access and inclusion for all members of society, regardless of socioeconomic status, age, ability, or background. By providing

universal access to essential services and amenities, public facilities help reduce disparities and promote social equity and inclusion.

- 8. Emergency Response and Disaster Preparedness:** Public facilities are critical in emergency response and disaster preparedness. Facilities such as emergency shelters, command centers, and evacuation routes provide resources and support during emergencies, natural disasters, and crises, ensuring the safety and well-being of communities.

Public facilities are essential components of a healthy, prosperous, and resilient society. They provide the foundation for economic development, social cohesion, and individual well-being. Investing in public facilities is crucial for building sustainable and thriving communities that meet the diverse needs of their residents.

Future Improvements to the Town’s public facilities include the following projects:

<u>Fire Station Rehab</u>	<u>\$ 1,000,000.00</u>
<u>Town Council Chamber Rehab</u>	<u>\$ 250,000.00</u>
<u>Additional Staff Office Space</u>	<u>\$1,500,000.00</u>
<u>Public Works Building and Storage</u>	<u>\$ 400,000.00</u>
<u>Program Total</u>	<u>\$3,150,000.00</u>

Public Right of Way and Road Enhancements

Enhancing the public right-of-way benefits communities, residents, and visitors alike. Here are some of the key advantages:

- 1. Improved Safety:** Enhancements such as widened sidewalks, clearly marked crosswalks, and dedicated bike lanes increase safety for pedestrians, cyclists, and motorists by reducing conflicts and providing better visibility and separation between different modes of transportation.
- 2. Enhanced Mobility:** Well-designed public right-of-way enhancements make it easier and safer for people to move around the community, whether on foot, by bicycle, or using public transit. This improves access to jobs, services, amenities, and recreational opportunities, particularly for those without access to private vehicles.
- 3. Increased Accessibility:** ADA-compliant sidewalks, curb ramps, and crosswalks improve accessibility for people with disabilities, making it easier to navigate the built environment and participate fully in community life.
- 4. Promotion of Active Transportation:** Bike lanes, pedestrian-friendly streetscapes, and public transit improvements encourage active modes of transportation, such as walking, cycling, and public transit use. This promotes physical activity, reduces congestion, and lowers greenhouse gas emissions associated with car travel.

5. **Community Revitalization:** Enhancements to the public right-of-way can revitalize neighborhoods and commercial districts by making them more attractive, inviting, and pedestrian friendly. This can spur economic development, attract investment, and support local businesses.
6. **Enhanced Public Spaces:** Public right-of-way enhancements create vibrant and inviting public spaces that serve as gathering places for community members to socialize, relax, and enjoy recreational activities. Plazas, parklets, and green spaces contribute to community cohesion and a sense of place.
7. **Improved Health and Well-being:** Access to safe, walkable streets, parks, and recreational facilities encourages physical activity and outdoor recreation, which can improve public health and well-being, reduce stress, and lower the risk of chronic diseases such as obesity and heart disease.
8. **Environmental Benefits:** Green infrastructure elements such as street trees, rain gardens, and permeable pavement help manage stormwater runoff, reduce flooding, and improve water quality. Promoting walking, cycling, and public transit also helps reduce air pollution and dependence on fossil fuels.
9. **Enhanced Quality of Life:** Overall, public right-of-way enhancements contribute to a higher quality of life for residents by creating more livable, sustainable, and equitable communities. They improve the overall aesthetics and functionality of the built environment while fostering a sense of pride and ownership among community members.

In summary, public right-of-way enhancements offer many benefits that contribute to safer, healthier, more inclusive, and more sustainable communities. Investing in these enhancements is an investment in the long-term vitality and well-being of neighborhoods and cities.

Future Improvements to the Town's public rights-of-way and road enhancements include the following projects:

Complete Streets 455 Improvements	\$8,000,000.00
Enhance Street Lighting	\$ 350,000.00
Planting and tree Streetscapes	\$ 250,000.00
New Signage	\$ 250,000.00
Safety Improvements (Bike Lanes)	\$2,000,000.00
9 th , 10 th , and Temple Improvements	\$1,500,000.00
Program Total	\$12,350,000.00

Goals, Objectives and Implementing Policies

PUBLIC FACILITIES GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section establishes goals, objectives, and policies for the Public Facilities Element. ~~(9J-5.011(2) (a-c), F.A.C.~~

I. GENERAL APPLICATIONS

GOAL 4-1: PROVISION OF PUBLIC FACILITIES. ASSURE PROVISION OF SANITARY SEWER, SOLID WASTE, POTABLE WATER, AND DRAINAGE FACILITIES AND SERVICES THAT EFFICIENTLY MAXIMIZE CAPACITY OF EXISTING FACILITIES, PROMOTES MANAGED GROWTH, PROTECTS PUBLIC HEALTH AND SAFETY, AND MAINTAINS ENVIRONMENTAL QUALITY, WITH CONSIDERATION TO LIMITED FINANCIAL RESOURCES.

OBJECTIVE 4-1.1: IMPLEMENT A CAPITAL IMPROVEMENT SCHEDULE FOR PUBLIC FACILITIES. The Town shall adopt a ~~Five-~~ Year-Five-Year Schedule of Capital Improvements within the Comprehensive Plan, Capital Improvements Element, to time improvement needs with available funding and location of development. This Improvement Schedule shall be consistent with public facility improvement needs identified within the Comprehensive Plan.

Policy 4-1.1.1: Capital Improvement Schedule. The Town shall annually ~~(by the month of September)~~ evaluate the implementation of capital improvements proposed within the Capital Improvement Program and rank improvements according to priority of need. Criteria for ranking such improvements shall be defined within the Capital Improvements Element.

Policy 4-1.1.2: Criteria for Evaluating the Implementation and Ranking of Capital Improvements. Proposed Capital Improvement Projects Shall Be Evaluated and Ranked According to the Following Priority Level Guidelines:

(A) Indicated Need: Implementation is need~~ed~~ to:

- Protect public health, safety, and environmentally sensitive natural resources;
- Comply with State or Federal requirements to provide facilities and services;
- Preserve or maximize the use of existing facilities.
- Improve efficiency of existing facilities.

(B) Additional Facility Needs: Implementation is needed to:

- Eliminate facility or capacity deficiencies for service provided to existing developed areas;
- Extend facilities and expand capacities in a manner consistent with the Future Land Use Element goals, objectives, and policies and the Future Land Use Map.

(C) Adequate Funding: Adequate Funding for a project shall be available prior to its commencement, and project cost shall not cause accrued debt obligation to exceed beyond the limits of the Town's debt capacity.

Policy 4-1.1.3: Priority of Capital Improvements. In the event deficiencies should develop in the provision of public facilities, the Town shall grant existing deficiencies priority among capital improvements scheduled within the Capital Improvement Program. The Town shall issue no development permits for new development that will result in an increase in demand on deficient facilities. Capital improvements shall be ranked in the ~~Five-~~ Five-Year Ten(10)-Year Schedule of Capital Improvements according to the following order or priority:

- (A) Current Capital Improvement Deficiencies
- (B) Replacement of Worn-out or Obsolete Facilities
- (C) New Capital Improvements Required to Meet Demands Generated by Anticipated Future Growth and Development (as identified within the Future Land Use Element).

II. SANITARY SEWER FACILITIES

The following objectives and policies support programs and activities providing direction to meeting Goal 4-1.

OBJECTIVE 4-1.2: ASSURE AVAILABILITY OF CAPACITY. Assure that adequate sanitary sewer capacity is available to support demands generated by existing and new development concurrent with the issuance of a development permit or at a time service will be demanded.

Policy 4-1.2.1: Minimum Level of Service Standards. The Town of Montverde hereby adopts the following level of service standard for sanitary sewer by which development shall be evaluated for demand generation:

Total Capacity: 111 gallons per day per resident

Policy 4-1.2.2: Minimum Design Capacity of On-Site Septic Tank Systems. The Town of Montverde shall establish minimum design capacities for septic tank systems installed to serve the following land uses:

<u>Land Use</u>	<u>Minimum Design Capacity</u>
Single Family Unit	1,050 gallons
Multiple Family Unit	1,050 gallons

The Town has incorporated these provisions within the Land Development Regulations in Chapter 4, Article VII, Section 4-145.

Policy 4-1.2.3: Compliance with Levels of Service. The development review process shall require new development to provide written and graphic evidence that the sanitary sewer or septic tank system is designed to provide service which complies with the Lake County, the Florida Department of Health and Rehabilitative Services, and Florida Department of Pollution Control, whichever is most restrictive, sanitary sewer level of service standards and with the minimum design capacity for on-site septic tank systems. The Town has incorporated these provisions within the Land Development Regulations in Chapter 4, Article VII, Section 4-145.

Policy 4-1.2.4: Compliance with State Regulations. The development review process shall require applicants for development orders or permits to demonstrate compliance with applicable State permit requirements for on-site septic tanks, as administered by the Florida Department of Health and Rehabilitative Services through the Lake County Health Department. These provision and requirements are incorporated in the Town's Land Development Regulations in Chapter 4, Article VII, Section 4-145.

Policy 4-1.2.5: Concurrency Management System: Wastewater. The Town has established a Concurrency Management System on March 11, 2003 , and commence implementation upon adoption of the revised Land Development Regulations, to monitor compliance with minimum levels of service and available capacities and compliance with the Future Land Use Element and Future Land Use Map to assure that septic tank systems, as well as any other sanitary sewer system which may be installed after February, 1991, comply with goals, objectives, and policies set forth therein. The Concurrency Management System shall be reviewed and updated to indicate the most current capacity conditions at least once a year.

OBJECTIVE 4-1.3: CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF SANITARY SEWER SERVICES. Identify and Correct any Deficiencies in the Operation of Septic Tank Systems Through Implementation of the Following Policies.

Policy 4-1.3.1: Identify and Correct Existing Deficiencies. The Town Mayor or designee shall notify the Lake County Health Department of any complaints registered by citizens or businesses pertaining to any deficiencies in the performance of septic tank systems.

Policy 4-1.3.2: Actions against Improperly Operating Septic Tanks for Package Plants. In the event the Lake County Department of Health identifies any improperly operating septic tank systems, or the FDEP finds any package plants operating in violation of State performance standards, the Town shall implement the following programs or actions:

- (A) Cooperate with the respective agency to bring the violation into compliance with the performance standards;
- (B) Issue no permits allowing expansion of the land use activity served by a sanitary sewer system in violation of FDEP or Lake County Health Department standards. Prior to issuing any permits to expand a non-residential land use activity, the Town shall contact the respective agency to determine whether the sanitary sewer serving the development for which the application has been filed is operating in compliance.

OBJECTIVE 4-1.4: PROVIDE ADDITIONAL SANITARY SEWER FACILITIES AND CAPACITIES TO MEET FUTURE DEMANDS. Provide Additional Facilities and Capacities to Meet Demands Generated by Future Development.

Policy 4-1.4.1: Provision of Additional Facilities: All development shall be required to have on-site sanitary sewer or septic tank systems operating consistent with deadlines established in the Concurrency Management System. All new residential planned unit developments (PUD) and subdivisions ~~with densities exceeding four units per acre shall provide central wastewater systems at the developer/applicant's cost, connect to the Town's central sewer system when it is available.~~ Development occurring on land owned by Montverde Academy shall be connected to its sewage treatment system, if a

sewer line is within 500 feet of the new development. The developer is responsible for any and all costs associated with the development requiring sanitary sewer facility improvements. Circumstances where development shall be required to install central sanitary sewer systems or package plants are as follows:

(1) Density and Sanitary Sewer System Compatibility with Soils. Where land use designations allow densities greater than than the soils ability to naturally dissipate and decompose septic tank leachate, a central sanitary sewer system must be provided in accordance with deadlines established within the Concurrency Management System. All low and medium density land use designations (i.e. two and four units per acre, respectively) shown on the Future Land Use Map are to be situated in areas where soil properties are conducive to septic tank use. As no soils within the Town contain sufficient properties to allow safe use of septic tank systems at high density development (i.e. over four units per acre), central waste water systems are required if density exceeds four units per acre.

Where a residential land use designation allows densities greater than four units per acre, applications for development at a density exceeding four units per acre shall be approved only on condition that a central sanitary sewer system accompanies the development.

(2) Threshold for Medium Density Residential Requirement for a Central Sewer System. Where an application to construct medium density residential development (i.e. over two units but not more than four units per acre) proposes more than twenty-five units, a central sewer system or package plant shall provide sanitary sewer service to the development at or before that time the unit breaching this threshold receives its building permit. Where the first phase of a phased development proposes fewer units than this threshold, a central sewer system must be installed to serve that phase breaching the threshold as well as all previous phases. Development providing a central sanitary sewer system prior to the issuance of a certificate of occupancy for the first unit shall be eligible to reduce requirements for

~~common open space by twenty-five percent (25%) (See policies in Future Land Use or Conservation Element for open space requirements.)~~

~~Developments below this threshold that are required to provide common open space are eligible for a twenty-five percent (25%) reduction of the open space requirement if a central sanitary sewer system or package plant serves the development.~~

Policy 4-1.4.32: Feasibility of a Central Sanitary Sewer Systems For Entire Town. The Town shall continue to research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. By 2015 the Town shall submit an application requesting funds to have such a study prepared. The Town Council shall evaluate the study's findings and recommendations. Upon notice that the State has awarded a grant to Montverde to prepare a feasibility study, the study and its cost shall be included in the Capital Improvements Element and the Five-Year-Five Ten(10) Year Schedule of Capital Improvements, consistent with amendment procedures stipulated in Sec. 163.3198, Florida Statutes. ~~If a central sanitary sewer system is~~

~~found to be feasible and necessary, the Town shall, by 2015, apply for State grants to prepare a wastewater master plan. Based on findings and recommendations of the Master Plan, the Comprehensive Plan and Five-Ten(10) year Schedule of Capital Improvements shall be amended consistent with Sec. 163.3187, F.S., to support and program necessary improvements. The Town is currently researching a wastewater system operating agreement with Clermont in order to receive sewer and waste water services.~~

A construction permit for a new Single-family residence shall require hook-up to the Town's Sewer system if a sewer lateral or transmission main is located within the Town's Right-of-Way directly abutting the proposed single-family residence.

Policy 4-1.4.43: Placement of Septic Tanks. Septic tanks shall be placed in the front yard of all new development approved to use such

systems to allow more efficient and economical connection to central sewer service lines at that time such a system serves the Town or portions thereof. Septic systems shall comply with the regulations and standards of Chapter 10D-6 FAC.

Policy 4-1.4.54: Sanitary Sewer Systems for New Non-Residential Development. The Town shall require applicants of newly proposed non-residential and mixed-use developments to provide sanitary sewer service through a central package plant or treatment system to connect to the Town's central sewer system, when it is available, as a condition to the issuance of a development order or permit, where the proposed development's wastewater generation exceeds an average daily flow of 7,500 gallons per day or where commercial wastewater requires treatment according to Chapter 381.272, Florida Statutes.

OBJECTIVE 4-1.5: MINIMIZE URBAN SPRAWL. Minimize Development Occurring in an Unordered, Uncontrolled Manner through Coordination Between Sanitary Sewer Services and the Future Land Use Element.

Policy 4-1.5.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map. The provision of sanitary sewer services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the Town's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council.

III. SOLID WASTE

The following objectives and policies support programs and activities providing direction to meeting Goal 4-1.

OBJECTIVE 4-1.6: ASSURE AVAILABILITY OF CAPACITY. Assure that Adequate Solid Waste Collection and Disposal Capacities Are Available to Support Demands Generated by Existing and New

Development Concurrent with the Issuance of a Development Permit or at the Time Service will be Demanded.

Policy 4-1.6.1: Minimum Level of Service Standards. The Town of Montverde hereby adopts a level of service standard for solid waste generation of 3.0 pounds daily per resident by which development shall be evaluated for demand generation.

Policy 4-1.6.2: Collection of Solid Waste. The Town shall annually ~~(by the Month of March)~~ evaluate the performance of services provided by commercial solid waste collection businesses to customers in Montverde. At any time the Town needs increased capacity to provide service to new development, additional service shall be obtained through private waste management businesses.

Policy 4-1.6.3: Disposal of Solid Waste. The Town shall continue to use Lake County landfills and/or the trash burning facility through the year 2030 2033 for final disposal of solid waste.

Policy 4-1.6.4: Coordinate with Lake County. The Town shall, through the Town Clerk, coordinate with Lake County Department of Environmental Services on an annual basis to:

- (A) Reduce solid waste disposal levels through recycling programs administered by Lake County;
- (B) Cooperate with Lake County in the placement of local hazardous waste collection centers, and provide technical assistance on various issues pertaining to the management of hazardous waste according to State regulations (403.7265, F.S.). Technical assistance shall include the exchange of information regarding Hazardous Waste within the Town of Montverde.
- (C) Comply with the Florida Solid Waste Management Act of 1988.

Policy 4-1.6.5: Concurrency Management System: Solid Waste. The Town shall monitor performance of solid waste collection services, available capacities, and compliance with levels of service through a Concurrency Management System established and implemented with the Land Development Regulations Codes, in Chapter 4, Article VIII.

OBJECTIVE 4-1.7: CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF SOLID WASTE SERVICES. Identify and correct any Deficiencies in the Provision of Solid Waste Collection and Disposal Facilities and Services through the implementation of the following policies.

Policy 4-1.7.1: Existing Landfill Deficiencies. . The Lake County Solid Waste Management Facility Phase I facility, which accepted Class I and III wastes, has been closed in accordance with an order from the Florida Department of Environmental Protection. The 80-acre landfill was operated since the 1970s without a bottom liner, which is now required for landfills accepting Class I wastes.

However, Phase II is made up of 3 cells in the northern part of the landfill: IIA, IIB, and IIC. Phase IIA has been designed to accommodate the ash residues from the resource recovery facility. Both IIB and IIC handle Class I waste. IIB is partially closed on the northeast side. Most of Lake County's Class I waste goes to the Resource Recovery Facility in Okahumpka.

Disposal facilities, including any deficiencies related thereto shall remain under the authority of Lake County. The Town Council shall correspond through written or verbal contact to apprise the Lake County Board of Commissioners regarding the Town's position on solid waste disposal. (NOTE: The County trash burning facility will handle most disposal needs.)

Policy 4-1.7.21: Collection Deficiencies. In the event a deficiency emerges in the collection of refuse, principles defined in 4-1.6.2 are to be followed.

OBJECTIVE 4-1.8: PROVIDE ADDITIONAL SOLID WASTE FACILITIES AND SERVICES TO MEET FUTURE DEMANDS. The Town Shall Continue to Meet Additional Solid Waste Collection Services Demanded by Years 2008 and 2030 through 2033-2045 through the Use of Private Commercial Pick- Up Business.

Policy 4-1.8.1: Additional Capacity. Additional collection service shall be obtained through franchise agreements with one or more private contractors.

OBJECTIVE 4-1.9: MAXIMIZE USE OF EXISTING FACILITIES AND DISCOURAGE URBAN SPRAWL. Prevent the Formation of Unauthorized Dumping Sites within the Town to Maximize Use of Existing Facilities and to Protect Public Health and Safety.

Policy 4-1.9.1: Removal of Unauthorized Dumping Sites. The Town shall remove, or require land owners to remove, any unauthorized dumping sites that may gather on private property. The Town shall remove any unauthorized dump sites on public property. In the event such unauthorized dump sites are identified, the Town shall coordinate with Lake County to evaluate the need to locate a transfer station within the Montverde area.

Policy 4-1.9.2: Promote Proper Disposal of Household Hazardous Waste and Used Oil. Disposal of household hazardous wastes and used oil at designated collection centers sponsored by Lake County shall be promoted to residents and businesses by the Town.

IV. POTABLE WATER

The following objectives and policies support programs and activities providing direction to meeting Goal 4-1.

OBJECTIVE 4-1.10: ASSURE AVAILABILITY OF CAPACITY. Assure that Adequate Potable Water Capacities Are Available to Support Demands Generated by Existing and Future Development Through Implementation of the Following Policies.

Policy 4-1.10.1: Minimum Level of Service Standards. The Town of Montverde hereby adopts the following potable water level of service standards by which development shall be evaluated for demand on the water system capacity and for demands generated by development:

Table 1

Minimum Level of Service for Town Water System (1)	
Year	Gallons per Day per Resident
2025 2025	126
2033 2045	126

(1) Level of service includes commercial level of service at 850 gallons per day per commercial acre; residential level of service at 126 gallons per capita per day.

Policy 4-1.10.2: Minimum Design Flow for Peak Flow Periods. The Town's water system shall provide a minimum design flow and level of service for peak periods experienced for years 2006, 2015, 2025 ~~and through 2030~~ 2045:

**Table 2 – Town of Montverde
 2023 – Water Consumption Totals by Month**

Month	Well No. 2 (gallons)	Well No. 3 (gallons)	Month Totals (gallons)
January	3,463,000	4,267,000	7,730,000
February	3,018,000	3,674,000	6,692,000
March	5,463,000	6,258,000	11,721,000
April	6,341,000	6,131,000	12,472,000
May	6,622,000	6,611,000	13,233,000
June	4,980,000	4,697,000	9,677,000
July	3,919,000	5,020,000	8,939,000
August	5,266,000	4,217,000	9,483,000
September	3,091,000	5,402,000	8,493,000
October	6,448,000	5,030,000	11,478,000
November	3,698,000	4,800,000	8,498,000
December	4,360,000	3,218,000	7,578,000
<u>Year 2006</u> <u>2023 Total</u>			115,994,000

Policy 4-1.10.3: Minimum Storage Capacity. Minimum storage capacity of the Town water system shall be:

Table 32

Town of Montverde Minimum Storage Capacity	
Year	
2015-30	150,000
<u>2033-2050</u>	150,000

Policy 4-1.10.4: Minimum Line Pressure. The Town potable water distribution system shall provide a minimum pressure of 52 pounds per square inch to provide adequate service for potable water demands and to meet fire flow pressure requirements.

Policy 4-1.10.5: Compliance with Minimum Level of Service, Storage Capacity, and Line Pressure. The development review process shall issue development orders or permits predicated on demonstrated compliance with the potable water level of service standards, minimum line pressure standards, and available storage capacity. Provisions shall also stipulate mandatory compliance with all relevant federal, state, and local permit requirements. These provisions were incorporated in the Town's Land Development Regulations, in Chapter 4, Article VIII.

Policy 4-1.10.6: Concurrency Management System: Potable Water. A Concurrency Management System was implemented to provide a monitoring mechanism to update the condition and levels of service of potable water facilities and services provided to the Town of Montverde.

Policy 4-1.10.7: Maximum Level of Service Standards as Conservation Measures. The Town shall reserve the right to establish maximum level of service standards applicable to all land use types served by the municipal water system. Land uses consuming levels which exceed the maximum level of service, or a monthly consumption level based on this level of service, shall be assessed a higher water fee for that portion exceeding the maximum level of service. The maximum level of service and applicable fees shall be determined by the Town Council. The Town adopted such a maximum level of service standard.

OBJECTIVE 4-1.11: CORRECT OR IMPROVE DEFICIENCIES IN THE WATER SYSTEM. Identify and Correct any Deficiencies in the Water System, Including Storage and Distribution Facilities Through Implementation of the Following Policies.

Policy 4-1.11.1: Identify and Correct Existing Deficiencies. The Town shall include these items within the Town's Capital Improvements Element and Five-Year-Five-Ten(10)-Year Schedule of Capital Improvements.

OBJECTIVE 4-1.12: PROVIDE ADDITIONAL FACILITIES AND CAPACITY TO MEET FUTURE POTABLE WATER DEMANDS. Provide Additional Facilities and Capacities to Meet Water Demands Generated by Future Development According to Activities and Programs Implemented in the Following Policies.

Policy 4-1.12.1: Mandatory Connection to System. The Town shall continue to require all new development within Town limits to connect to the Town's Water System.

Policy 4-1.12.2: Available Capacity Prior to Development. The Town shall continue to assure that adequate water capacity is available prior to the issuance of a development order or permit. The evaluation of adequate water capacity shall be based on procedures and principles established within the Town's Concurrency Management System. The Mayor or designee shall have a consultation with the applicant to review the development impacts compared to the Level of Service to ensure that there is or will be adequate capacity in place prior to the issuance of final development orders and certificates of occupancy. These provisions were incorporated in the Town's Land Development ~~Regulations~~Code, in Chapter 4, Article VIII.

Policy 4-1.12.3: Capacity Flow Needs for YR 2015-25 and YR 2030-~~33~~45. The Town Water System shall provide adequate capacity, storage, and water pressure to maintain the following projected peak daily flow demands for years ~~2015~~2025 and ~~2030~~2045:

Table 43

Town of Montverde Total Peak Flows	
Year	
2015 <u>2025</u>	436,301 GPD
2030 <u>2045</u>	436,301 GPD

OBJECTIVE 4-1.13: MAXIMIZE USE OF EXISTING FACILITIES AND MINIMIZE URBAN SPRAWL. Direct Growth to Areas Currently Serviced by the

Water System to Maximize Use of Existing Facilities and to Minimize Urban Sprawl.

Policy 4-1.13.1: Coordinate Capacity and Facility Expansions with the Future Land Use Map. The extension of potable water services shall be consistent with land use allocations delineated on the Future Land Use Map; with goals, objectives, and policies established in the Future Land Use Element of the Town's Comprehensive Plan; and with the plans and policies of the East Central Florida Regional Planning Council.

OBJECTIVE 4-1.14: CONSERVATION OF POTABLE WATER SUPPLIES. The Town of Montverde shall promote the conservation and responsible use of its potable water resources.

Policy 4-1.14.1: Conservation of Potable Water Supplies. The Town of Montverde shall conserve its potable water supplies through the implementation of water conservation techniques and programs. Techniques and programs used by the Town shall include:

- (A) ~~Require xeriscape~~ Florida Friendly and native plant landscaping. The principles of design, appropriate plant selection, soil improvement, efficient irrigation, mulching, turf concentration, and proper maintenance are described within the Montverde Land Development Regulations Code Section 4-182s.
- (B) At such time that the Town undertakes a central sanitary sewer system, promote the inclusion of water reuse and/or reclamation capabilities for use in landscaping, farm irrigation, and other appropriate applications.
- (C) Distribute (when available) educational materials, provided by the St. Johns River Water Management District, to residents and businesses through water bill mailings which describe sources of water consumption and opportunities for conservation.

Policy 4-1.14.1: Priority Water Resource Caution Area: The Town recognizes its location within a priority water resource caution area.

V. DRAINAGE

GOAL 4-2: PROVIDE ADEQUATE DRAINAGE. ASSURE ADEQUATE DRAINAGE CAPACITY TO PROTECT PUBLIC HEALTH AND SAFETY, AND INVESTMENT IN PROPERTY AGAINST FLOOD CONDITIONS AND TO PREVENT DETERIORATION OF GROUND AND SURFACE WATER QUALITY.

OBJECTIVE 4-2.1: ASSURE AVAILABLE DRAINAGE CAPACITY. Natural and man-made drainage features shall provide adequate capacity to receive, retain, detain, and release stormwater in a timely manner, as shall be measured through a level of service standard, coordination with regional drainage facilities, and other activities described in the following policies.

Policy 4-2.1.1: Minimum Drainage Level of Service. The Town hereby adopts the following minimum stormwater drainage level of service standards for retention volume and design storm:

- (A) Retention Volume – Complete retention of the post-development minus the pre-development run off occurring at the established design storm.
- (B) Design Storm – The following level of service standards will be used:

Facility Type

Design Storm

Canals, ditches, roadside swales, or culverts For stormwater external to the development	25 Year
Canals, ditches, roadside swales, or culverts For stormwater internal to the development	10 Year
Crossdrains	25 Year
Storm sewers	10 Year
Major Detention/Retention Structures ¹ For the Probable Maximum Precipitation as required by SJRWMD	
Minor Detention/Retention Structures ¹	25 Year

(1) Major/Minor Detention/Retention Structures are based on Hazard Classification for Dams and Impoundments as defined by the SJRWMD.

Policy 4-2.1.2: Minimum Drainage Level of Service – Water Quality. The Town hereby adopts, for existing as well as new development, the following minimum stormwater drainage level of service standards for population abatement treatment:

Facility Type
Treatment²

Pollution Abatement

Retention with percolation or Runoff from first inch of rainfall or
 Detention with filtration one-half inch of runoff if it has less than 50%
 impervious surface and less than 100 acres, whichever is greater.

- (1) If the site's runoff directly discharges to Class I, Class II or Outstanding Florida Waters (OFW), then the Pollution Abatement Treatment Requirements shall be increased an additional fifty percent (50%) more than described and off-line retention or off-line detention with filtration of the first inch of runoff shall be required. The Town shall discourage the use of detention with filtration pollution abatement systems due to their high failure rate and costly maintenance; thus, the Town shall allow detention with filtration only if detention without filtration cannot be used.

Policy 4.2.1.3: Regional Drainage Coordination. The Town shall continue to coordinate with the St. John's River Water Management District, the Florida Department of Environmental Protection, and Lake County to evaluate a regional approach to stormwater management.

Policy 4-2.1.4: Preserve Natural Drainage Features. The Town shall require that "best management practices" be used for erosion and sediment controls for construction occurring in soils with high erosion potential and adjacent to surface waters and natural drainage ways. These management practices shall be designed by an engineer or other competent professional experienced in the fields of soil conservation or sediment control according to specific site conditions and shall be ~~show~~ shown or noted on the plans of the stormwater management system. The Town has incorporated these provisions in the Land Development Regulations Code, Chapter 6, Article III, Section 6-61.

Policy 4-2.1.5: Support a Stormwater Master Plan. The Town, through the Town Clerk, shall offer assistance to and coordinate with Lake County Department of Environmental Services in the development of a Stormwater Master Plan for Lake County.

Assistance will take the form of providing the County with information pertaining to Montverde's existing drainage facilities. Upon completion of the County Master Plan, the Town shall amend its

Comprehensive Plan and ~~Five-Year-Five-Ten(10)-Year~~ Schedule of Capital Improvements to include any major capital improvements deficiencies identified in the Plan that lie within Montverde.

OBJECTIVE 4-2.2: CORRECT OR IMPROVE EXISTING DRAINAGE DEFICIENCIES. Identify and Correct any Deficiencies in the Natural and Man-Made Drainage Features Through Implementation of the Following Policies.

Policy 4-2.2.1: Feasibility of Drainage Master Plan Funding. Montverde shall research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. ~~One such possible source is the Small Municipalities Supplemental Planning Assistance Grant Fund. By 2015 the Town shall submit an application requesting funds to have an infrastructure needs study prepared. The Town Council shall evaluate the study's findings and recommendations. Upon notice that the State has awarded a grant to Montverde to prepare an infrastructure needs study, the study and its cost shall be included in the Capital Improvements Element and the~~ ~~Five-Year~~~~Five Ten(10)-Year~~ Schedule of Capital Improvements, consistent with amendment procedures stipulated in Sec. 163.3187, Florida Statutes.

OBJECTIVE 4-2.1: CONTROL IMPACTS OF FUTURE STORMWATER RUNOFF. Control Impacts of Future Stormwater Runoff and Associated Impacts to Water Quality through the Adoption of Stormwater Drainage and Flood Prevention Regulations.

Policy 4-2.3.1: Stormwater Facilities in New Development. New Development shall be required to include stormwater facilities consistent with the standards established in Policies 4-2.1.1 and 4-2.1.2.

Policy 4-2.3.2: Mitigation of Future Impacts. The Town shall protect natural drainage ways by managing development with the following requirements:

- (A) Buffer Zones. To protect drainage ways from the encroachment of development, the Town shall establish buffer zones adjacent to natural drainage features. Buffer zones, as described in Policy 5-1.2.6 of the Conservation Element, shall provide a minimum buffer of 50 feet from a floodway boundary. A floodway shall mean the permanent channel of a watercourse, plus any adjacent floodplain areas that must be kept free of any encroachment in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than a designated amount, not to exceed one foot except as otherwise established by the St. Johns River Water Management District or established by a Flood Insurance Rate Study (FIRS) conducted by the Federal Emergency Management Agency (FEMA) through the National Flood Insurance Program.
- (B) Lakefront Littoral and Shoreline Protection Zone. To protect lakefronts from the encroachment of development, the Town shall establish a littoral and shoreline protection zone with a 50-ft setback for Lake Florence, Lake Apopka and Franklin Pond (aka Sawgrass Pond). Development within the littoral and shoreline zone, as described in Policy 5-1.2.5 of the Conservation Element Goals, Objectives and Policies, shall be limited to passive recreation, conservation, or other open space land uses.
- (C) Protection of Floodplain. The Town shall restrict future development within the 100-year flood zones to recreation and conservation land uses, with exception to roads, utilities and other facilities which may be necessary to uphold public health, safety, and welfare. Regulations shall also restrict alteration of floodplain and major drainage ways, and establish conditions on existing undeveloped, platted and subdivided land uses within such areas.
- (D) Open Space Requirements. Residential, commercial and other developments shall maintain permeable open space according to criteria and thresholds documented below. Residential developments shall maintain a minimum percent of land in

dedicated common conservation open space. Commercial and other developments shall maintain permeable open space as dedicated conservation or utility open space (which includes stormwater management systems). Open space definitions are contained in the Conservation Element. Open space requirements and maximum allowable impervious surface areas are discussed in the Future Land Use Element.

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Table 54

Maximum impervious surface area standard	
Future Land Use Designation	Percent
Residential	
Multi-Family 7 High Density	60%
Duplex District Single Family Mixed	60%
Single Family 7 Medium Density	65%
Single-Family Affordable Housing /Mobile Home, Medium Density	35%
Single Family 7 Low Density	50%
Residential Rural	30%
Commercial	
Commercial General	85%
Office/Residential/Commercial Mixed Use (ORC)	80%
Institutional	70%
Recreation	50%
Open Space	
Utility	7.50% 25%
Corridor	5% 25%
Conservation <u>Open Space</u>	5% 25%
Agriculture	10% 25%
Common Conservation Open Space	
Multi-Family 7 High Density	15% 25%
Duplex District Single Family Mixed	15% 25%
Single Family 7 Medium Density	15% 25%
Single Family Affordable Housing /Mobile Home, Medium Density	20% 25%
Single Family 7 Low Density	20% 25%
Residential Rural	30%
Conservation/Utility Open Space	
Commercial General	10% 25%
Office/Residential/Commercial Mixed Use (ORC)	30%
Industrial	25%
Utility	15% 25%

(Refer to Conservation Element policies for further applications of the open space requirement.)

The Land Development Regulations shall incorporate these provisions.

- (E) Promote On-Site Retention and Natural Percolation of Surface Water to Groundwater Aquifers. The Town shall require developments to install on-site retention structures that promote percolation of surface water to the groundwater aquifer. On-site retention structures for new development shall be designed for net retention and infiltration of pre-development recharge to groundwater aquifers. These retention areas can be considered open space as long as they are landscaped with Florida native vegetation and cannot be sodded. Chapter 40C-42, FAC, calls for retention of the first one (1) inch of rainfall. These provisions have been incorporated within the Land Development Regulations. Codes in Chapter 4, Article VIII.

Policy 4-2.3.3: Coordinate Watershed Management with Federal, State, and Local Agencies. Assure coordination of watershed management plans and policies with Lake County, St. Johns River Water Management District, East Central Regional Planning Council, Florida Department of Environmental Regulations, Florida Agricultural Extension Service, and the U.S. Corp. of Engineers, and other appropriate agencies.

Policy 4-2.3.4: Assure New Development Provides Adequate On-Site Drainage and Storage Retention. The Town has provisions within ~~the~~ Chapter 4, Article XXI of the Montverde Land Development Regulations Codes which require applicants of PUDs, subdivisions, plats, and replats to provide retention and drainage facilities that comply with adopted minimum level of service standards for drainage. No new development shall be permitted that creates flooding problems or overloads existing natural or man-made drainage pathways and facilities on adjacent (off-site) property.

OBJECTIVE 4-2.4: MAXIMIZE USE OF NATURAL DRAINAGE FEATURES. Maximize the Use of Natural Drainage Ways and Retention Ponds to Manage Stormwater Runoff.

Policy 4-2.4.1: Promote the Use of Wetlands for On-Site Stormwater Storage and Natural Drainage ways for Stormwater Discharge. Wetlands serve as natural collectors of stormwater and as natural filters of sediments and contaminants carried in such waters. The Town shall require the review of proposed developments for the best applicable integration of natural drainage features and wetland storage areas as contributing components to on-site stormwater management. These provisions are included within the development and site plan review procedures in Chapter 6, Article II of the Montverde ~~the~~ Land Development Regulations.Codes.

VI. GROUNDWATER AQUIFER RECHARGE

GOAL 4-3: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS. PROTECT AND MAINTAIN GROUNDWATER AQUIFER HIGH RECHARGE AREAS.

OBJECTIVE 4-3.1: PROMOTE HIGH RECHARGE OF STORMWATER TO GROUNDWATER AQUIFERS. Promote High Recharge of Stormwater to Groundwater Aquifers with Consideration to Retention Time to Reduce Potential for Downward Percolation of Contaminants into Groundwater Supplies Through Implementation of the Following Policies.

Policy 4-3.1.1: Preserving Permeable Surface Area. The Future Land Use Element and the Future Land Use Map shall establish land use types and densities which are compatible to the preservation of permeable ground surface areas. Impervious surface rations and maximum allowable impervious surface areas for each different land use designation are contained in Table 4-2 4, Future Land Use Element. Open space requirements for the land use designations are discussed in Policies 4-2.3.2. The Town shall include open space requirements

established in the Comprehensive Plan for all development types within the Land Development Regulations Codes.

Policy 4-3.1.2: On-Site Stormwater Retention and Natural percolation of Surface Water to Groundwater Aquifers. On-site retention structures for new development shall be designed for net retention and infiltration of pre-development recharge to groundwater aquifers. These retention areas can only count as open space if they are landscaped with Florida native vegetation and are not sodded. Chapter 40C-42, FAC, calls for retention of the first on (1) inch of rainfall.

CHAPTER ~~V~~5

CONSERVATION ELEMENT ~~(9J-5.013(2),~~ F.A.C.

Introduction- Data, Inventory and Analysis

The purpose of the Conservation Element is to guide the conservation, use and protection of natural resources and thereby enhance public health, safety and welfare of the Town of Montverde. The Element establishes a plan and policy direction concerning conservation of natural resources and will provide a basis for decision-making by Town officials as an integral part of the Comprehensive Plan. As growth occurs in the Town of Montverde, the need for protection and management of the Town's natural resources will increase.

The Town's natural resources are identified and analyzed. A description of these resources and their significance to the Town, as well as the area, is also presented. Results from the analysis were utilized to determine appropriate goals, objectives and policies designed to mitigate existing threats to the Town's natural environment and to assure its protection from future impacts created by anticipated growth and development.

1. Air Quality

In 2025, the Florida Department of Environmental Protection (FDEP) considered the air quality in the Town to be at "Good" status as identified in the *AirNow Interactive Map, 2025* (AirNow.gov). The FDEP has not placed an air pollution monitoring station within the Town of Montverde. The FDEP samples ambient air quality for its Central Florida District; however, the nearest monitoring stations are located in Clermont at 1901 Johns Lake Road.

At present, there are no identified sources of air pollution in the Town. The FDEP indicates that since Lake County and Montverde, do not have the industry or the amount of traffic that Orange County does, air quality within Montverde and Lake County are within the guidelines set by the State and federal governments.

2. Water Quality

A large lake, Lake Apopka, lies contiguous to the Town's eastern boundary. Lake Florence lies in the west central part of Town and Sawgrass Pond lies in the northeast section.

Results from data recorded in the Florida Nonpoint Source Assessment, published by the Florida Department of Environmental Protection in 1988, indicate that Lake Apopka has a quality rating of "severe". The pollutants in this lake are sediments, nutrients, bacteria, pesticides, unspecified chemicals, oils and grease. Symptoms of this pollution can be detected as greater than normal aquatic vegetation, fish kills, decline in fishery, algal blooms, odor, turbidity, siltation and oxygen depletion. Muck farms have been purchased by state agencies, and only one remains. However this exiting farm no longer uses flooding practices, which may cause pollution. There was no data indicating that Lake Florence or Sawgrass Pond have a pollution problem.

The Bureau of Water Quality Management within the Florida Department of Natural Resources uses a lake trophic state index (TSI) which provides information on four pollution categories: chlorophyll, secchi transparencies, total phosphorus and total nitrogen. An overall index (TSI) is calculated based on the average of the four pollution categories. The criteria for surface water quality for lakes is: 0-59 is good; 60-69 is fair; 70-100 is poor. Data from the Florida Department of Environmental Protection (FDEP) calculates TSI values using data from the Water Quality Assessment for the State of Florida 305(b) Report. The Water Atlas relies on the same calculations and indicates that Lake Apopka had a TSI rating of 70 (falling within the "Poor" category) on

December 26, 2024 (FDEP - Central Regional Operations Center, Newton Park Dock Station).

Ground water quality has not been researched as extensively as surface water quality, hence there is very little data on current ground water contamination. Surface water affects the quality of ground water because it seeps into the ground water. A surface water pollution problem can become a problem for ground water. The Florida Nonpoint Source Assessment indicated that there were no symptoms of pollution of the ground water around Lake Apopka in 1987.

3. Lakes and Creeks

No rivers or streams flow through the Town of Montverde. The lack of streams in the area is largely due to the nature of the soils, which are well-drained, sandy soils.

The Town of Montverde borders on the west side of Lake Apopka, a lake of 30,173 total surface acres. There is one other lake, Lake Florence, within the Town limits and a small pond (Sawgrass Pond) in the northeast part of the Town. These lakes are listed in Table 5-5. Lake Florence is listed with a TSI rating of "Good" category as of February 12, 2025 (FDEP - Central Regional Operations Center, Newton Park Dock Station).

Table 5-5

Lakes Within or Adjacent to The Town of Montverde

Montverde Adjacent Lakes		
<u>Lake Name</u>	<u>Acres</u>	<u>Elevation</u>
<u>Lake Florence</u>	<u>131</u>	<u>74'</u>
<u>Franklin Pond (Sawgrass Pond)</u>	<u>12</u>	<u>74'</u>

Source: Lake County Water Resource Atlas

Lake levels fluctuate naturally in response to variations in seasonal changes in rainfall, evaporation rate, and surface and ground water

inflow and outflow. The likelihood of the lakes in the immediate area of the Town leaking water to the aquifer is low due to the solid limestone base lining the lake bottoms. However, Sawgrass Pond is a know sinkhole which may leak water to the aquifer. Leakage from a lake varies directly with the thickness and permeability of materials beneath the lake.

The net fluctuation owing to rainfall and evaporation over the long term in Florida is considered about the same for all lakes in the same area . Differences in the magnitude of lake-level fluctuations, therefore, relate primarily to the variability in the thickness and permeability of different types of materials beneath the land surface. In combination with the slope of the land surface, the thickness and permeability of materials determines the extent to which rainfall runs off the land surface and into a lake or percolates down to the water table, and also determines the extent to which water from the clastic aquifer moves vertically down to the Floridan Aquifer.

The lakes in the general area of the Town are used for very limited recreation. There are no records with the County or the St. Johns River Water Management District that indicate the lakes have been used for sanitary sewer dumping. Lake waters are not used for irrigation; the water used for irrigation purposes comes from the two aquifers, the Surficial and especially the Floridan Aquifer. There is no commercial usage of the lakes in the Town of Montverde. The Lake County Water Authority has indicated that Lake Apopka, but not the other two lakes, experiences abnormal algae or aquatic weed growth.

4. Ground Water Aquifers

The origin of the water resources for the Town extends far beyond the Town's boundaries. In addition to local rainfall in and around Montverde, water from cloud precipitation many miles away enters the ground and filters down into the aquifers. This water flows through the aquifer toward Montverde and the rest of Lake County and supplies the potable, agricultural and industrial water needs of the area.

The primary source of water for potable, agricultural and industrial use in Montverde and in Lake County, is ground water from the Floridan Aquifer.

Lake County's ground water system is considered one of the best in the state. It is comprised of two aquifers: the Floridan Aquifer, which is the primary source of potable water, and the Surficial Aquifer. The Floridan Aquifer is one of the most productive aquifers in the United States and is the major source of ground water utilized in Florida.

The Surficial Aquifer, which underlies all of Lake County, has an upper part composed of sandy material and a confining bed in the lower part made up of a mixture of clay and sand that separates the Surficial Aquifer from the Floridan Aquifer. This aquifer is an unreliable source of water but is hydrologically important as it provides storage space and filtration for water to recharge the Floridan Aquifer.

Ground water found in the surficial aquifer is generally less mineralized than that found in the Floridan Aquifer and is subject to a higher probability of contamination from surface activities. Consequently, the quality of the surficial waters may vary considerably because of the conditions which influence its chemical make-up.

Like the Surficial Aquifer, the Floridan Aquifer also underlies all of Lake County but is the upper portion of a series of horizontal to slightly-tilted beds of limestone, extending down to the igneous basement rock. Consisting of a massive body of limestones and dolostones with minor amounts of sand, clay, and marl, its thickness ranges up to 5,000 feet or more. The upper 1,500-2,000 feet generally contain potable water and represent the usable portion of the aquifer. Because the aquifer's water is encased in cavernous limestone foundations, it is primarily of a calcium-bicarbonate quality. As the water moves through the aquifer, it continues to dissolve calcium and increases in mineral content and hardness.

Although the amount of water passed through the drainage basin of a lake would vary considerably from lake to lake, lake basins and interlake

basin areas are considered good for ground water recharge in the Town's general area. The planning area is in the geohydrologic area of the Lake Wales Ridge where both the Floridian and Surficial Aquifers are near the land surface in areas of low relief, and more than 200 feet below land surface where hills are present.

5. Wetlands

According to the U. S. Soil Conservation Service, wetlands are areas in which the water table is at or above the surface except during extended dry periods. Characterized by very poorly drained, level, organic soils, wetlands usually are found immediately adjacent to natural waterways and lakes, and in low-lying land depressions.

Wetlands provide numerous environmentally important functions. Ecologically, wetlands provide habitat for many aquatic and land species. Cover is particularly important for nesting, spawning, and rearing. Additionally, they are critical suppliers in the food chain. Hydrologically, wetlands provide filtering and purification of water which protects and enhances water quality. Wetlands also increase water retention and protect the shorelines of lakes.

The value of wetlands have become increasingly recognized by legislative representatives as well as by the general public. Many communities around the state have restrictions on development near or in wetlands. Lake County does not permit any encroachment into wetlands. The County is expected to pass a more restrictive ordinance in the near future only covering the unincorporated areas of the County. Each municipality must pass their own regulations concerning wetlands. The FDEP does have regulations (Rule 17-4.022 FAC) that all dredge and fill activity conducted in state waters require permits. In addition, the U.S. Army Corp. of Engineers and in some cases, the U.S. Environmental Protection Agency have regulations that apply. The general thrust of all these regulations is to discourage development in or near wetlands and the prescription of actions to be taken to ameliorate the effects of development when it does occur in or near wetlands.

There are approximately 148 acres of wetlands in the Town of Montverde. There are a number of soils not listed by the St. Johns River Water Management District as being wetland soils and yet have a water table within ten inches from the surface for at least a few days every year. Some of these soils, such as the Immokalee, Pompano and Myakka soil series, have a water table within ten inches from the surface for up to two months every year.

These soils all have severe limitations for urban development because of their high water table. Of greatest concern are limitations for foundations of low buildings, pond embankments, septic tank drain fields, and highway construction.

Table 5-9 shows the limitations of soils for the above-noted concerns within the Town of Montverde. Although there are only a few areas in the Town with some of these soils, urban development on these soil series would require costly alteration. There is currently no available data on the condition of wetlands in the Town.

Table 5-9:

Montverde Soils				
<u>Map Symbols</u>	<u>Soil Types</u>	<u>Degree and Kind of Limitations Dwellings with basements</u>	<u>Degree and Kind of Limitations Embankments, Dikes, and Levees</u>	<u>Septic Field Limitations</u>
<u>2</u>	<u>Arents</u>	<u>*</u> <u>—</u>	<u>*</u> <u>—</u>	<u>*</u> <u>—</u>
<u>3</u>	<u>Arents Urban Land Complex</u>	<u>*</u> <u>—</u>	<u>*</u> <u>—</u>	<u>*</u> <u>—</u>
<u>5</u>	<u>Anclote, Myakka and Felda soils, depressional</u>	<u>Severe: ponding</u>	<u>Severe: seepage, piping, ponding</u>	<u>Severe: ponding, poor filter</u>

<u>6</u>	<u>Anclote, Delray and Hontoon soils</u>	<u>Severe: flooding, wetness</u>	<u>Severe: seepage, piping, wetness</u>	<u>Severe: flooding, wetness, poor filter</u>
<u>11</u>	<u>Brighton muck, depressional</u>	<u>Severe: subsides, ponding, low strength</u>	<u>Severe: excess humus, ponding</u>	<u>Severe: ponding, poor filter</u>
<u>13</u>	<u>Candler sand</u>	<u>Slight</u>	<u>Severe: seepage, piping</u>	<u>Slight</u>
<u>14</u>	<u>Candler Urban land complex</u>	<u>Slight</u>	<u>Severe: seepage, piping</u>	<u>Slight</u>
<u>15</u>	<u>Candler sand</u>	<u>Moderate: slope</u>	<u>Severe: seepage, piping</u>	<u>Moderate: slope</u>
<u>17</u>	<u>Candler Sand</u>	<u>Severe: slope</u>	<u>Severe: no water</u>	<u>Severe: slope</u>
<u>22</u>	<u>Everglades muck, frequently flooded</u>	<u>Severe: subsides, flooding, wetness</u>	<u>Severe: excess humus, wetness</u>	<u>Severe: seepage, flooding, excess humus</u>
<u>25</u>	<u>Immokalee Sand</u>	<u>Severe: wetness</u>	<u>Severe: seepage, piping</u>	<u>Severe wetness</u>
<u>28</u>	<u>Lake Sand</u>	<u>Slight</u>	<u>Severe: seepage</u>	<u>Slight</u>
<u>30</u>	<u>Lake Sand</u>	<u>Moderate: slope</u>	<u>Severe: seepage</u>	<u>Moderate Slope</u>
<u>40</u>	<u>Orlando Fine sand</u>	<u>Slight</u>	<u>Severe: seepage</u>	<u>Slight</u>
<u>42</u>	<u>Paloa sand</u>	<u>Slight</u>	<u>Severe: seepage, piping</u>	<u>-</u>

<u>47</u>	<u>Placid and Myakka sands, depressional</u>	<u>Severe: ponding</u>	<u>Severe: seepage, piping, ponding</u>	<u>Severe: High/ W>T. Flooding</u>
<u>57</u>	<u>Tavares sand</u>	<u>Moderate: wetness</u>	<u>Severe: seepage, piping</u>	<u>Slight</u>
<u>* Soils without limitation listed</u>				

Source: Soil Survey of Lake County, Florida, 1976, U.S. Dept. of Agriculture, Soil Conservation Service

Table 5-10

<u>Montverde Erodible Soils</u>			
<u>Number</u>	<u>Soil Type</u>	<u>Percent Slope</u>	<u>Acres</u>
<u>30</u>	<u>Lake Sand</u>	<u>5 to 12</u>	<u>138.1</u>
<u>15</u>	<u>Candler Sand</u>	<u>5 to 12</u>	<u>102.2</u>
<u>17</u>	<u>Candler Sand</u>	<u>12 to 25</u>	<u>4.7</u>

Source: USDA, Soil Conservation Service 1990

Wind and water are the major causes of soil erosion. Their impact is most pronounced on soils that have been denuded of vegetation. The Lake County Soil and Water Conservation District has indicated that no soil erosion problems have been identified in the Town of Montverde. According to the District, no substantial soil erosion problem should exist because of the vegetative coverage in the Town, consisting of varieties of trees and grasses.

Four general areas experiencing soil erosion include:

- a. Construction Areas. Prior to construction, areas are denuded of vegetation, exposing soils to wind and rain. Often times the interval between land clearance and the commencement of construction spans several weeks or more.

b. Canal Areas. The banks of canals may erode due to wind, rain and water currents, resulting in sediment deposits within the channel.

c. Soils with Sandy Properties. Sandy soils in areas of sloping terrain, such as that found in Montverde, may experience erosion during heavy rains or when vegetation is removed.

d. Lakeshore. Wave action along shorelines of lakes within or adjacent to Montverde may experience minor erosion when high winds create continual wave impacts against sandy shorelines.

There is no data currently available on wildlife in the Town of Montverde. No study of wildlife and those species that are endangered, threatened, rare or species of special concern has been conducted for the Town. Very little habitat suitable for many listed species no longer exists within the Town because of either urbanization or previous alterations.

Endangered Species

The State of Florida recognizes that it is the habitat of a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources. Special attention shall be placed to those species defined by the Florida Fish and Wildlife Conservation Commission (responsible for the research and management of freshwater and upland species), the Department of Natural Resources, or the U.S. Department of Interior as being endangered or threatened. As Florida has more endangered and threatened species than any other state, it is the intent of the Florida Endangered and Threatened Species Act of 1977, Section 372.072, Florida Statutes, to provide for research and management to conserve and protect these species as a natural resource.

"Endangered Species" is defined any species of fish and wildlife naturally occurring in the State of Florida, whose prospects of survival are in jeopardy due to modification or loss of habitat; over-utilization for commercial, sporting, scientific, or educational purposes; disease;

predation; inadequacy of regulatory mechanisms; or other natural or manmade factors affecting its continued existence. These are species whose numbers have already declined to such a critically low level, whose habitats have been so seriously reduced or degraded that without active assistance their survival is questionable.

"Threatened Species" may be defined as any species of fish and wildlife naturally occurring in the State of Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification of its environment. This category includes: species in which most or all populations are decreasing because of exploitation, habitat loss or other factors; species whose populations have already been heavily depleted by deleterious conditions and which, while not actually endangered, are nevertheless in a critical state; and species which still may be relatively abundant but are being subjected to serious adverse pressures throughout their range.

Because Lake County experiences such a great diversity of ecological communities, a substantial number of designated species are located in Lake County. The Florida Fish and Wildlife Conservation Commission, *Endangered and Threatened Species Management and Conservation Plan Progress Report Fiscal Year 2022–23*, lists 133 fish and wildlife species as being endangered or threatened in Florida.

III. Existing and Potential Usage of Natural Resources

The following section presents the existing commercial, recreational and conservation uses, known pollution problems and the potential for use, conservation or protection of the natural resources found within the Town of Montverde.

A. Commercial

The Town of Montverde was once in the heart of a citrus growing region and areas in and surrounding the Town had active groves.

Since the freezes of 1983, 1985, and 1989, active citrus acreage has been severely reduced. No mining activities are present within the Town.

B. Recreation

Conservation and recreation are intrinsically related to one another because resource-oriented recreational facilities utilize natural resources. The categories of recreation which use natural resources in Lake County are: bicycle riding, boating, camping, fishing, hiking, horseback riding, hunting, nature study, picnicking, freshwater swimming, and visiting archaeological and historical sites.

Montverde has three (3) resource-based recreation sites; (i.e. sites which are dependent on resources which cannot easily be duplicated by artificial means, and for which minimal development and maintenance is required).

- Lake Apopka Boat Ramp
- Truskett Park
- Lake Florence (Lowry) Park

Lake Apopka is not used for swimming and water skiing. These activities are officially restricted by the state until the lake is significantly cleaner. Lake Florence is not used for these activities very much since it is a small lake. No data is available that indicates the frequency of use of the two lakes.

A significant factor affecting the enjoyment of picnicking, boating, fishing, and freshwater swimming is the quality of water found in Lake Apopka. The water quality is poor here.

Water quality, air quality, the amount of open space, and the integrity of the environment in Montverde and the surrounding area affect potential recreational uses. The survival of the Town's vegetation and wildlife and the potential for outdoor recreation will be assured for

residents and future generations to enjoy only to the extent that the ecosystem is maintained and upgraded.

Septic System Standards

The proper treatment of waste water effluent from septic tanks, is essential for the protection of groundwater and surface water. Contaminants entering groundwater or surface water from septic systems indicate that systems have failed to work properly. Such system failure occurs due to technical and maintenance problems in the tanks themselves and/or in the drain fields that receive the septic effluent. Surface water bodies experience adverse effects from pollution in certain circumstances. Such circumstances include:

- _____ (a) distance of septic system from surface water;
- _____ (b). height of septic system above nearby surface water;
- _____ (c). connection of groundwater to surface water; and
- _____ (d). poor site conditions, including a high water table and susceptibility to flooding.

Land Development Regulations should require that a site be able to properly absorb septic tank effluent if hookup to a treatment plant is not feasible and on-site sewage facilities are to be used. Special focus should be given to areas with steep slopes, high ground water, and impermeable soils.

Alternative on-site waste water systems, such as aerobic units, may be more appropriate in lakefront areas. Aerobic systems provide 25% better effluent treatment while reducing the needed size of drainfield by 25%.

Septic tanks should also be located as far away from the shoreline as possible. The DOH requires a minimum 75 foot setback from the Ordinary High water Line of a lake (62-6.005, F.A.C.). However, depending on local conditions, this setback may be inadequate to protect water quality.

Local Land Development Regulations concerning septic systems can provide greater protection of groundwater and surface water sources from contamination by septic tank effluent than that provided by the state. However, new regulations cannot, by themselves, solve the problem of inadequate septic systems. In order to be successful, Land Development Regulations must have the cooperation of developers, public health officials, land use planners and, most important, the individual home owners. Regulations must be flexible enough to allow individuals or small communities such as the Town of Montverde an opportunity to explore the possibilities of alternative, innovative solutions to contamination problems, especially where the use of conventional septic systems is not feasible. Along with the adoption of Land Development Regulations concerning septic systems, an effective education and outreach program should also be implemented.

The following septic systems standards should be taken into consideration before being adopted into the Land Development Regulations:

(1) Soils at the Site. At sites where soil limitations preclude the use of a conventional septic system, and if the site is otherwise developable, an alternate technology should be encouraged. The mound and fill systems have demonstrated that they work quite well at sites requiring an elevated drain field. Other possibilities that should be mentioned include buried and recirculating sand filters, and pressure distribution systems.

(2) The depth of the Zone of Unsaturation Beneath the Drain Field. The present state code requires a 24-inch zone of unsaturation between the bottom of the drainfield and the top of the water table. Some research indicates that the 24-inch distance possibly is inadequate, under certain conditions, to prevent contamination of water supplies with septic tank effluent. Instead of increasing the 24-inch requirement, without further research that would support such an increase, it should be better to make certain that everyone involved in this process (including the installers, the public health officials and the homeowner) have a clear understanding of why the 24-inch rule is so essential.

(3) The Distance from the Septic Tank (and drain field) to Surface Water and Wells. The State code requires a minimum distance of 75 feet between septic tank and/or its drain field and areas defined as surface waters. This 75 feet distance also is applicable to private drinking wells. There is a great concern that viruses found in septic tank effluent have the potential to travel much greater distances than 75 feet, particularly in karst subterrains, which do occur in Lake County. Viruses in septic tank effluent have also been found in drinking wells located more than 200 feet from its source. Specific setback distances should be based on site-specific limitations.

(4) The Maximum Allowable Number of Septic Systems Per Unit Area of Land. The density of septic systems is another area of concern, the state requires one system per one-quarter acre (in areas utilizing a central water supply system) and one system per half acre (in areas using private drinking wells. The Town of Montverde should address the density issue, particularly for sites that have a high potential for contamination by septic tank effluent. As mentioned earlier, sites that are poor for conventional systems, innovative and alternative technologies should be utilized, and density requirements are not so critical.

(5) Septic System Maintenance. Few homeowners follow proper maintenance procedures for their septic systems, and may often discard toxic organic chemicals into the system. These problems can be solved largely by educating the public.

Nonpoint Source Pollution Control Program

Much of the degradation of lakes in central Florida can be attributed to increased pressure placed upon them by the growing populace. The resulting pollution can be attributed to one of two broad categories of sources: point and non-point. Point sources of pollution are easier to locate because pollution originates from a definite source, such as sewage treatment effluent outfalls and stormwater pipes. Non-Point sources cannot be identified to a single source. They are a source of

serious concern in that they are more difficult to define and can originate from many places.

The majority of non-point pollution comes from storm water runoff attributed to both urban and agricultural land uses. Stormwater runoff is created in urban areas with the increased construction of asphalt and concrete parking lots, roads, and buildings which prevent rain water from soaking into the ground (natural filtering capabilities of the soil are bypassed) and recharging the ground water system. This excess water is often left to run over the surface potentially carrying litter, oil and grease, toxins, organic matter, bacteria, and chemicals into the nearest water body, on the other hand, storm water containing these contaminants may be collected, via drainage conduit, and released into a water body, either natural or created, through a pipeline outlet much like a point source. Agricultural activities can also create stormwater runoff problems for receiving waters. Regulations have been enacted by the State of Florida which regulates stormwater runoff.

Land use coverage is a significant indicator of nonpoint source pollution. Nonpoint source pollution has been a significant contributor to pollution and the accelerated life cycle of lakes as indicated in the Florida Nonpoint Source Assessment Volumes I, II in 1988, published by DEP, which addresses the relationship of land use and nonpoint source pollution.

The types of pollution that can be associated with various land uses are as follows:

- urban: oils, grease, lead, fertilizers and other pollutants; leachates from septic tanks or landfills;
- agriculture: animal wastes, nutrients, pesticides and top soil;
- silviculture: erosion from forests (sediment);
- mining: erosion, sedimentation and hydrological modification.

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Sediments, silt, and pollution carried by urban runoff should be reduced to the greatest extent possible through stormwater management techniques designed to retain and detain stormwater runoff and to efficiently balance runoff's on-site residence time to enable soils and vegetation to perform natural filtration functions. The following techniques and activities should be employed by the Town of Montverde to maintain water quality of surface runoff:

(1) Mandatory On-Site Retention. The first one-inch of runoff should be retained on-site through retention ponds/facilities; or one-half inch of runoff if it has less than 50% impervious surface and less than 100 acres, whichever is greater.

The Public Facilities Element has a water quality level of service standard which accomplishes these retention requirements.

(2) Erosion Controls. To protect water quality within lakes, the Town should require sites under construction to provide measures to retard, impede, and treat surface water runoff, consistent with water quality level of service standards established in the Public Facilities Element. In addition, the Land Development Regulations should list appropriate measures that the development site must temporarily install or perform to comply with the LOS standard. The intent of the regulatory measures should be to conserve the lakes and protect them from detrimental impacts of development under construction.

(3) Littoral Zone Management and Shoreline Protection. The Town should have a lakefront littoral and shoreline protection zones which require Land Development Regulations to maintain a natural strip of shoreline and lakefront littoral region (the area of shallow water near the shore where light typically penetrates to the bottom - this zone is associated with aquatic vegetation) or replant species in the event of their previous removal. The shoreline is a transition zone between aquatic and terrestrial ecosystems. On-shore trees prevent shoreline erosion and shade and cool the littoral region. Many fish species congregate along shore for food, shelter and spawning essential for their growth and survival. Lakefront development may destroy littoral zone and shoreline vegetation.

The purpose of adopting such zones is also to protect the homeowner from flooding, the lake shore from erosion, the lake vegetation from destruction, and provide more soil surface and plants for the filtration of runoff associated contaminants.

Only such actions shall assist in protecting the lakes in the Town of Montverde. Development should only be restricted to passive and water-related passive recreation facilities, respectively, or conservation facilities.

Natural surface waters should not be used as sediment traps during or after development.

(4) Use of Native Vegetation. Removal of natural shoreline vegetation should be severely restricted. These plants act as a natural buffer to filter sediments and provide habitat. The Town should enact a tree and native vegetation protection ordinance which identifies species subject to protection, describing circumstances when existing subject vegetation may be eradicated or altered, requiring and restricting planting new vegetation, and prohibiting exotic species. These regulations should mandate fair and equitable restoration and/or compensatory mitigative measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or lake shorelines.

The Town should review site plans for proposed development in long leaf pine-xeric oak, pine flatwoods, and other forested uplands to assure that common areas and other buffer areas use native vegetation to the greatest feasible extent.

(5) Use of Wetland Buffers. Removal of wetlands should be severely restricted and maintaining a natural strip should be required. Wetland areas provide wildlife habitat, water quality enhancement and flood protection. Wetlands improve water quality by decreasing the velocity of water flow, resulting in physical interception and filtering of waterborne sediments, excess nutrients, heavy metals and other pollutants (urban wetlands may be subject to increased pollution from stormwater runoff). Wetlands associated with lakes provide spawning areas for certain fish species. They are seldom suitable for development due to septic tank failure, unstable soil conditions and seasonal flooding. Requiring wetland buffers limits uses of these lands to wildlife preserves, recreation sites, or other passive uses, which only can help prevent impacts to the wetlands and the lakes they border.

(6) Permeable Surface Area. Permeable surface area should be protected to control urban runoff by mandating the dedication of

common open space by new development and by limiting the land area that can be covered by impervious material and construction.

(7) Substance Restrictions. Prohibition of certain substances from around a lake may prevent problems and even future disasters. Such substances that should be prohibited include the discharge into, storage on, or transport near a lake of substances such as hazardous, toxic, chemical, petroleum, nuclear, or septic wastes and effluents.

(8) Density Requirements. Low density development is preferred along a lakefront than high density development because it is more susceptible to damage. An alternative may be to encourage cluster development on portions of a site which would least impact the lake while reserving environmentally sensitive areas for common conservation open space (more passive oriented recreational activity).

c. Public Education.

Public education is essential way to ensure an effective nonpoint source pollution control program. The Town of Montverde should initiate a public education program to inform its populace about what they can do to prevent further contamination of receiving waters. Nonpoint source control methods which lake residents and users should utilize include:

(1) uses of turf blocks for patio's sidewalks, driveways, etc., to minimize impervious surface area;

(2) maintaining motor vehicles to prevent the accumulation of oils, grease, transmission fluid, etc., on driveways and streets where it might be conveyed to surface and ground waters by run-off;

(3) regularly collecting and properly composting and disposing of yard debris to prevent the accumulation of detritus which can adversely affect surface water quality.

(4) terracing or swale and berm systems can be used to reduce erosion and storm water runoff;

(5) beneficial shoreline vegetation should not be removed from lake shores;

(6) landscaping with native plants reduces the need for fertilizers, pesticides, and supplemental irrigation;

(7) avoid and restrict the use of fertilizers, herbicides, and pesticides;

(8) storm drains should be kept clean from litter and trash and not used to dispose of yard clippings, etc.;

(9) detergents with no phosphate or which are biodegradable should be used exclusively;

(10) all washing machine and sink discharges should be connected to sewer lines or septic tank systems;

(11) boat engines should be regularly maintained to avoid gas or oil leaks;

(12) boaters should avoid shallow areas to prevent churning up sediments; and

(13) boat trailers and motors should be checked after each use to remove aquatic plants so as to avoid introducing noxious plants to non-infested water bodies;

The East Central Florida Regional Planning Council has developed a guide (The Waterfront Property Owner's Guide: 1979) which discusses more in depth nonpoint source control methods. The guide presents some data about how water pollution problems are created and to provide some suggestions regarding the actions waterfront owners can take to protect and improve water quality conditions in their lakes.

d. Lake Watch Program

The Town of Montverde has two lakes located within its boundaries the Town limits. The Town should consider the implementation of a citizens lake watch program in cooperation with Lake County and State agencies to gather water quality data on the Town's lakes. The program would allow the Town of Montverde in cooperation with its citizens an opportunity to document background water quality conditions and conduct routine water quality sampling thereafter.

The Town should contact the University of Florida Institute of Food and Agricultural Sciences, Department of Fisheries and Aquaculture, Center for Aquatic Plants concerning the implementation of a lake watch program.

1. Ground Water

Ground water quality has not been researched as extensively as surface water quality, hence there is very little data on current ground water contamination. Surface water affects the quality of ground water because it seeps into the ground water. A surface water pollution problem can become a problem for ground water. Water is available in Lake County from the surficial or ground water aquifer, and the Floridan Aquifer. The recharge zones for ground water are in hilly areas which encompass the Town of Montverde and parts of the surrounding area.

Materials placed on or in the soil may find their way into the aquifer. The most serious problems usually develop where ground water is removed near the pollutant source. In this situation, there is little time for dilution or buffering. Special problem areas are chemical dumps, landfills and areas where the offending substances can move directly into the aquifer, especially where only a thin veneer of sand overlies the aquifer.

The Florida Nonpoint Source Assessment indicated that the surficial aquifer and the deeper aquifer, the Floridan Aquifer, are not contaminated around Lake Apopka and Lake Florence.

All sewage disposal for households in the Town of Montverde is accommodated by septic tank systems. There have been no reported pollution problems in the Town according to the DEP. Lake County Public Health Unit-Environmental Health Section issues permits for septic systems.

The Town of Montverde has very few actual or potential pollution point sources. The Montverde Landfill which has been closed has not been a source of pollution according to the Lake County Environmental Services Department.

The Lake Sand Soil which are the most extensive in the Town, are of good quality for septic leach fields when residential densities remain low.

Any pollution source within an area should be checked and corrected in order to preserve the surface waters, ground water, wetlands, and ultimately the aesthetic quality of the Town of Montverde and its immediately surrounding area.

2. Hazardous Waste

Little hazardous waste is generated in Montverde as compared to some of the more highly industrialized sections of the County. For a detailed discussion of hazardous waste and generators in Montverde, see the Public Facilities-Solid Waste Sub-element.

The governmental entity that monitors hazardous waste producers in Lake County is the Florida Department of Environmental Protection (FDEP), Hazardous Waste Section. The primary responsibility is to monitor businesses and industries classified as small quantity generators or as conditionally exempt generators. Florida Department of Environmental Protection inspects businesses to confirm on-site application of proper

storage management practices in Town because only small quantity generators or conditionally exempt generators exist within Montverde.

The County does not maintain records on the type and the precise quantity of hazardous waste. However, little hazardous waste is generated in Montverde as compared to some of the more highly industrialized sections of the County. Few businesses in Town utilize hazardous material in the production of their goods or services.

Existing Potable Water Sources

"The Montverde potable water system includes two water treatment plants, referred to as WTP 1 and WTP 2. Both plants are classified as Category V, Class C plants by FAC 62-699 and supply water to the Town's combined water distribution system. WTP 1 provides most of the Town's treated water and has a permitted capacity of 0.612 MGD, while WTP 2 provides additional quantities of water and pressure support to the Town's distribution system, which has a permitted total capacity of 1.163 MGD. Both treatment plants source raw water from the UFA and serve the distribution system with a single pressure zone. WTP 1 contains Well #3 and WTP 2 contains Well #2. The distribution system has no interconnections or agreements with adjacent water systems. The distribution system also consists of a 150,000 gallon EST fed by WTP 1 and a 25,000 gallon hydropneumatic tank fed by WTP 2." (Source: Woodard & Crran, Inc. *Drinking Water Facilities Plan*, March 2025)

Existing Water Conservation Use and Regional Water Management Policies

(1) Participation in Water Conservation, Use, and Protection through programs and policies supported by the St. Johns River Water Management District (SJRWMD).

The Town of Montverde and the immediate surrounding area of a mile and one half around its Town limits have an abundant water supply to serve a small population. The water supply in this area has not been threatened due to drawdown by excessive demand or extreme drought

conditions. The Town, however, participates in water conservation, use, and protection through programs and policies supported by the St. Johns River Water Management District (SJRWMD). Under Section 373.016, F.S., the SJRWMD and all other water management districts are required to "promote conservation, development, and proper utilization of surface and ground water." To accomplish this directive, the SJRWMD considers and establishes conservation in policy and rule development, public information programs, planning, and resource management and evaluation. Programs and policies of SJRWMD are listed below:

(a). Water Shortage Plan. Section 373.246, F.S., enabled each water management district to formulate a plan for implementation during periods of water shortage, to declare water shortage warnings and implement water use restrictions. The intent of the plan is to provide for essential water uses (fire protection, hospitals, etc.) and ensure equity in all other uses. The water shortage plan has a direct impact on the Town and the rest of Lake County that is under the jurisdiction of the St. Johns Water Management District. The County and municipalities are required to comply with the water shortage restrictions that may be declared by the water management district.

(b). Consumptive Use Rule. The consumptive use rule established in Chapter 40C-1, F.A.C., requires water consumption criteria to be based on the reasonable and beneficial use of water. A reasonable and beneficial use dictates:

Conservation measures are also witnessed through the use of a consumptive use permitting processes which enables the SJRWMD to review certain proposed and existing developments for reasonable and beneficial use of water. This general consumptive use permit by rule 40C-2.042 is established for landscape, golf course, recreation, agriculture and nursery irrigation, and for aquaculture, ornamental and aerating fountains, and all other types of uses. Only under this section is this to apply to all consumptive uses of water which do not meet or exceed an individual permitting threshold under subsection 40C-2.041(1). However, this section shall not apply to domestic uses of water by individuals, i.e. water used for household purposes of drinking,

bathing, cooking or sanitation. Persons using or proposing to use water in a manner not authorized under this section, must apply for a general permit pursuant to chapter.

(d). Abandoned Artesian Wells. Included among the SJRWMD's conservation efforts is a program targeted at plugging unattended, free-flowing artesian wells. Although no free-flowing artesian wells are known to exist within the Town, this programs attempts to identify abandoned wells, seal them, and restore them to their natural hydrologic condition. The plugging of these wells can prevent wasting of water resources while preventing contamination of the aquifer.

(e). Public Education Program. The Water Management District also promulgates information to the public concerning water conservation. Pamphlets, slide shows, speeches, and addresses made through media sources are a variety of ways in which the District educates and informs the public about water conservation. The Town should initiate a public education program to inform its residents about what they can do as individuals to conserve water. The Town of Montverde itself could become actively involved in this process by simply incorporating through their water billing system brochures from SJRWMD's concerning water conservation efforts.

(2) Wellfield Protection Ordinance and Program.

Water is provided to residents of Montverde by on-site wells. In order to protect existing and future wellfield locations from possible future harmful impacts associated with development encroaching into these areas, the Town of Montverde should establish a wellfield protection ordinance and program. At present no such ordinance has been adopted. Such a program will help ensure future populations of Montverde safe quantities of potable water within the Floridan aquifer.

(3) Aquifer Recharge Protection.

The St. Johns River Water Management District and Lake County have promulgated rules to afford a considerable degree of protection to the

recharge function of the aquifer. These rules and regulations generally prohibit the drainage of wetlands, while at the same time require that post development runoff not exceed pre-development runoff.

Goals, Objectives and Implementing Policies

CONSERVATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.

This section defines the goals, objectives and implementing policies by which the Town of Montverde shall manage protect, and conserve natural resources within its jurisdictional territory through the year 2030 ~~2033~~2045, pursuant to Florida Statute 163.3177 (6) (d). ~~and Florida Administrative Code 9J-5.013.(2)~~

GOAL 5-1: CONSERVATION OF NATURAL RESOURCES. CONSERVE, PROTECT AND EFFECTIVELY MANAGE NATURAL RESOURCES WITHIN THE TOWN OF MONTVERDE, PARTICULARLY ENVIRONMENTALLY SENSITIVE LANDS THAT INCLUDE LAKE FLORENCE, FRANKLIN POND (SAWGRASS POND), LAKE APOPKA, ALL WETLANDS, GROUNDWATER QUALITY, AND SCARCE VEGETATIVE COMMUNITIES.

OBJECTIVE 5-1.1: PROTECT AIR QUALITY. Protect Air Quality within the Town of Montverde by Complying with or Exceeding Air Standards Established by the Florida Department of Environmental Regulations.

Policy 5-1.1.1: Promote Activities Conducive to Safe Air Quality. The Town shall continue to promote land use activities which are conducive to maintaining existing air quality by implementing provisions within the ~~Land Development~~development Regulations~~regulations~~ which define permitted or non-permitted uses within commercial, industrial, and agricultural land use designations.

Policy 5-1.1.2: Coordinate with Lake County to Effectively Mitigate Pollution Generated from Adjacent Unincorporated Areas. Montverde shall continue to coordinate with Lake County to assure that County and Town land use controls applicable to adjacent jurisdiction areas promote land uses which shall not adversely impact air quality within Montverde. The Town of Montverde shall encourage the County to consider the effects of prevailing wind directions on the location of industrial, commercial, and agricultural activities occurring adjacent to Montverde, with emphasis to avoid locating any pollution- generating

activities to the south or north side of Montverde

Policy 5-1.1.3: Reduce Wind-Related Soil Erosion. Measures shall be taken on at construction sites or cleared areas which assure that exposed, destabilized, or other altered soils is expeditiously covered with an acceptable erosion control material. The ~~Montverde Land land development-Development regulations-Code~~ incorporate specific measures to be used to protect soils from wind erosion at such sites in Chapter 12, Article IV.

OBJECTIVE 5-1.2: PROTECT WATER QUALITY OF SURFACE AND GROUND WATERS. Protect the Quality of Surface and Ground Water by Controlling Existing and Potential Sources of Contaminants and by Coordinating with Federal, State and County Entities Having Jurisdictional Authority Over These Water Sources.

Policy 5-1.2.1: Restrict Activities Know to Adversely Affect the Quality of Surface and Ground Water. The Town shall not permit any industrial land use activities within 500 feet to lake front areas. Within high recharge groundwater aquifer areas industrial uses shall be prohibited if such uses generate pollutants listed on the Florida Substance List that may adversely impact the quality of surface and ground waters. The storage and placement of chemicals and other environmentally hazardous material within the 100 Year Flood Plan, well field protection zones and conservation open space land use designation shall be restricted or prohibited according to policies cited herein this element. The manufacturing of hazardous waste materials, as defined in Policy 5-1.2.1, is prohibited within commercial land use designation in the Future Land Use Map.

Policy 5-1.2.2: Definition of a Hazardous Material. Hazardous materials are defined as follows:

A Hazardous material is any material which, because of its physical, chemical, or infectious characteristics, can pose a substantial or potential hazard to human health or safety or the environment when

improperly used, treated, stored, transported, or disposed of. A hazardous material can be toxic, ignitable, corrosive, or reactive (a material that may react violently and/or produce hazardous vapors or gases when exposed to water). ~~Land Development Regulations shall be revised by February 1, 2009 to incorporate the previous definition of a Hazardous Material.~~

Policy 5-1.2.3: Compliance with State Requirements to Protect Water Quality. The Town shall include principles within the development review process which require applicants of proposed commercial developments to provide evidence prior to the issuance of a Certificate of Occupancy that all appropriate operating permits have been issued by State regulatory agencies, particularly for commercial activities, such as gasoline stations; industrial activities using chemicals on the Florida Substance List applicable to commercial uses; and operations using on-site storage facilities for chemical or hazardous materials and wastes.

All commercial uses must provide sanitary sewer facilities compliant with Florida 10D6. 046, F.A.C.

Policy 5-1.2.4: Protection of Class III Surface Waters: Lake Apopka and Lake Florence. All lakes within or adjacent to the Town of Montverde are Class III waters (i.e., waterbodies which currently support recreation and foster maintenance of fish and aquatic wildlife). These waters shall be protected by incorporating the following provisions into the Town's land development regulations:

(A) Dredging activities shall be limited to FDEP approved dredging.

(B) Ensure good water quality by applying the SWIM plan for Lake Apopka. Ensure good water quality by coordinating with the FDEP, FDNR, and the St. Johns River Water Management District in monitoring the quality of stormwater run-off and all discharge entering these lakes. The Town shall notify the appropriate agency as potential issues or problems that are identified.

- (C) Limit the use of Class III waters to water dependent activities that are not contrary to the public interest and which satisfy a community need.
- (D) Limit modification of grassbeds (30% or less) will be allowed only to support water dependent recreation.
- (E) Where modification of grassbeds is permitted the Town shall assure that:
 - 1. A determination of overriding public interest has been demonstrated by the applicant prior to modification of grassbeds.
 - 2. Project run-off, including nitrogen, phosphorous, and other nutrients, shall be controlled to prevent an increase in water turbidity, decrease in fish or aquatic wildlife propagation, and other degradation of water quality.
 - 3. Projects damaging grassbeds during construction shall incorporate mitigative techniques which re-establish conditions favorable to natural regeneration of the grassbeds.

Policy 5-1.2.5: Establish Shoreline Protection and Lakefront Littoral Zones. The Town shall continue to manage development along lake shoreline areas and Lakefront Littoral ~~region~~ zone through the establishment of both a Shoreline Protection and a Lakefront Littoral Zone. Both Zones shall be established as part of any new surface water management system which consists of lakes and wet detention areas greater than or equal to .05 acres in size, based upon the 10_year storm event. The Montverde Land Development Regulations-Codes provide appropriate development setbacks in Section 10-91, under Chapter 10, Article III, to preclude encroachment into lakefronts, consistent with the criteria established in this policy. The following

criteria shall govern actions necessary to protect Shoreline and Lakefront Protection Zones:

- (A) Shoreline Protection Zone. To protect Lake Front from impacts created by the encroachment of development, a shoreline protection zone shall be delineated at a point where no emergent aquatic vegetation can grow landward to a point established 50 feet landward of the water's edge. Only passive recreation activities, as defined in policy 5-1.6.4, shall be permitted within the shoreline protection zone.

A developer may obtain a determination of the boundary through a field study by submitting documentation with the development application. Such documentation shall include a hydrological study of the area within seventy-five feet landward of the water's edge.

- (A) A design and management plan shall also be provided prior to the construction of the on-site storm water management system. This plan shall include:

1. Preservation activities utilized to maintain native vegetation, as mandated by the tree and native vegetation protection ordinance proposed in policy stated herein (only native vegetation shall be maintained within the Shoreline Protection Zones); and
2. A shoreline management plan that describes procedures to assure minimal impacts to water quality and shoreline erosion. Where deemed necessary, silt screening shall be implemented to retain fluvial sediments carried by runoff stormwater or wave action.

- (a) The following uses and activities are presumed to have an insignificant adverse effect on shoreline protection zones:
- (i) Scenic, historic, wildlife, or scientific preserves.
 - (ii) Minor maintenance or emergency repair to existing

structures or improved areas.

- (iii) Clearing of shoreline vegetation to create walking trails having no structural components, not to exceed four (4) feet in width.
- (iv) Timber catwalks, docks, and trail bridges that are less than four (4) feet wide, provided that no filling, flooding, dredging, draining, ditching, tiling or excavating is done, except limited filling and excavating necessary for the installation of pilings.
- (v) Commercial or recreational fishing, hunting or trapping, and creation and maintenance of temporary blinds, is allowed by State laws.
- (vi) Constructing fences where no fill activity is required and where navigational access will not be impaired by construction of the fence.

(B) Protection of the Lakefront Littoral Zone. The Lakefront Littoral Zone region consists of an interface zone between the land of the drainage basin and the open water of lake. Applicants of new development or redevelopment shall include the following with the site plan and development application:

1. Include typical cross sections of the surface water management system from the 100 Year Water Mark elevation to the -3-foot contour (i.e., below average elevation).
2. Provide a description of any management procedures to be followed in order to assure the continued viability and health of the Lakefront Littoral Zone. The lakefront littoral zone as established shall consist entirely of native vegetation and shall be maintained permanently as part of the water management system. Limit development within the Lakefront Littoral Zone to water-related passive recreation structures as defined in Policy 5-1.6.4.

Policy 5-1.2.6: Wetland Buffers. Wetlands shall be protected from

impacts generated by adjacent land uses through natural buffer zones established for legally existing lots of record which were approved prior to the effective adoption date of the Comprehensive Plan and for those approved after the adoption date, according to the following regulations.

(A) Existing Lots of Record. The natural buffer zone for a legally existing lot of record which existed prior to February 1, 1992 and ~~which remains naturally vegetative~~ shall be determined as follows:

1. The wetland line shall be delineated based on a field survey of the site by a professional biologist, registered engineer, or a representative of the St. Johns River Water Management District;
2. A natural buffer width of 30 50 feet shall be added to the upland side of the wetland delineation; and,
3. The applicant may use this methodology for newly created lots of record to demonstrate that a smaller natural buffer width is appropriate. Such demonstration must be presented and approved prior to the issuance of the final development order.
4. Pool decks and other enclosures may be a minimum of 25 feet from a jurisdictional wetland or open water.

(B) ~~Existing Lots of Record with Removed Vegetation.~~ The buffer zone for a legal existing lot of record which existed prior to the February 1, 1992, and in which the natural vegetation was removed prior to this date shall be determined as follows:

(1) ~~A fifteen foot buffer shall be retained adjacent to the wetland line; Site specific stormwater treatment such as swale / berm system and erosion control measures shall be required adjacent to the upland side of the 15 foot buffer.~~

~~(C) Lots Approved After February 1, 1992. Natural buffer zones for any lot created after February 1, 1992 shall be based on guidelines contained in "An Evaluation of the Applicability of Upland buffers for the Wetlands of the Wekiva Basin. (Center for Wetlands, Brown and Schaefer, 1987)" and "Buffer Zones for Water, Wetlands, and Wildlife (Center for Wetlands; Brown, Schaefer, and Brandt; 1989)." The applicant of development may propose alternate methodology, but such methodology may be subject to verification and must address the following:~~

- ~~(1) —Erodibility of soils upland of the wetland line;~~
- ~~(2)(1) Depth of the water table below the soil surface in the zone immediately upland of the wetland line; and,~~
- ~~(3)(2) Habitat requirements of aquatic and wetland dependent wildlife based on:~~
 - ~~(a). Habitat suitability;~~
 - ~~(b). Spatial requirements;~~
 - ~~(c). Access to upland habitats; and~~
 - ~~(d). Noise impacts.~~

(B) Commercial. All new commercial and industrial development must follow the buffer methodology described in ~~(C)~~ above.

(C) Hardships. Applicants developing a single family residential lot, which is not contained within a development, unable to meet the wetland buffer requirements may receive a hardship variance if evidence of the following conditions are submitted with the development plans and approved by the Town Council.

1. The Buffer width cannot be met with reasonable reconfiguration of the site plan;
2. The wetland line has been delineated according to procedures defined in subsection (A) (1). Construction will not occur within the wetlands unless exempted by Policy 5-1.2.5 or listed below:

- i. No upland alternatives exist;
 - ii. No significant loss of wetland function occurs; and,
 - iii. All appropriate state agency permits are obtained by the applicant of development.
 3. Stormwater management techniques shall be implemented to protect water quality, consistent with level of service standards set forth in the Comprehensive Plan.
- (D) Setback Application. All buffers shall be implemented through setback requirements stipulated within the Montverde Land Development Regulations Code Section 10-19.

Policy 5-1.2.8: Definition of Wetlands. Wetlands shall be defined as areas which are identified by being inundated or saturated by surface or groundwater with frequency or duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include: swamps, marshes, bogs and similar areas. The extent and jurisdiction shall be determined by the Florida Department of Environmental Regulation, and as defined within Chapter 62-340, F.A.C. 40D-4 and 40C-4, implemented by the St. Johns River Water Management District, respectively.

Policy 5-1.2.8: Development Limitations within Wetlands. No development shall be allowed within wetlands unless an appropriate dredge and fill permit is obtained from the Department of Environmental Regulation—Protection and where necessary applicable to the United States Army Corps of Engineers. If an Isolated Wetland is involved or proposed to be filled or dredged an appropriate Management and Surface Water permit must be obtained from the St. Johns River Water Management District as it relates to the Isolated Wetlands Rule Chapter 40C-1, F.A.C. Where no permit is necessary only conservation facilities and passive water related recreational uses shall be permitted within areas designated for conservation open spaces as stipulated in policy-Policy 5-1.6.4.

The Town shall designate all wetlands within the town as conservation open space within the Future Land Use Element and on the Future Land Use Map. The Town of Montverde shall limit development within wetlands to land uses supporting conservation facilities and water-related passive recreation activities, as defined within policy 5-1.6.4.

Wetlands shall be protected from the encroachment of development through development restrictions established within the Town's Lakefront Littoral and Shoreline Protection Zones (as defined in Policy 5-1.2.5) and, where applicable, within the Town's Tree and Native Protection Ordinance (as defined within Policy 5-1.4.1).

The following defines the jurisdiction of public agencies over wetlands:

(A) Extent of Florida Department of Environmental Protection (FDEP).

The Wetlands Protection Act (WPA) requires that a permit be obtained from the Department of Environmental Protection for most "dredging" and "filling in surface waters of the state. The jurisdiction of the DEP under the Wetlands Protection Act of 1984, Chapter 403, Part VIII extends to all waters of the State of Florida. The following are rules adopted by FDEP that affect the Town of Montverde:

1. natural lakes, except:
 - (a) those owned entirely by one person other than the state;
or
 - (b) those that become dry each year and are without standing water; or
 - (c) those of no more than 10 acres in landward extent with a maximum average depth of two feet or less existing throughout the year.

*FDEP determines the landward extent of jurisdiction under the dominant vegetation test, the applicant may perform or request a site-specific soil assessment.

(B) Extent of United States Army Corps of Engineers.

Section 404 of the Clean Water Act authorizes the Secretary of the Army, acting through the Chief of Engineers, to issue permits for the discharge of dredged or fill material into the waters of the United States at specific disposal sites. Dredging and excavation are not covered unless there is a discharge of the dredged material into navigable waters. A Corps permit is required prior to undertaking the following activities, among others: filling of wetlands adjacent to navigable waters; drainage of wetlands through ditching and diking (so long as a discharge occurs); and clearing and scraping wetlands.

(C) Extent of St. Johns River Water Management District.

Isolated Wetlands that infrequently flow into or otherwise exchange water with a described water body are not intended to be included within the dredge and fill jurisdiction of the Department of Environmental Regulation. St. Johns River Water Management District has been delegated stormwater management responsibility by DEP for certain small, isolated wetlands.

Policy 5-1.2.9: Control Sediment and Pollution Carried in Stormwater Runoff. Sediments, silt, and pollution carried by urban runoff shall be reduced to the greatest extent possible through stormwater management techniques designed to retain and detain stormwater runoff. By efficiently balancing runoff's on-site residence time to enable soils and vegetation to perform natural filtration functions. The following techniques and activities shall be employed to maintain water quality of surface runoff:

- (A) Mandatory On-Site Retention. The first one-inch of runoff shall be retained on-site through retention ponds/facilities; or one-half inch of runoff if it has less than 50% impervious surface and less

than 100 acres, whichever is greater.

The Public Facilities Element shall adopt a water quality level of service standard which accomplishes these retention requirements.

- (B) Erosion Controls. To protect water quality within lakes, the Town shall require sites under construction to provide measures to retard, impede, and treat surface water runoff, consistent with water quality level of service standards established in the Public Facilities Element. In addition, the Land Development Regulations Codes, Chapter 4, Article XXIV, adopted March 11, 2003 lists appropriate measures that the development site must temporarily install or perform to comply with the LOS standard. The intent of the regulatory measures shall be to conserve the lakes and protect them from detrimental impacts of development under construction and remain consistent with the intent of Policies 5-1.2.4 and 5-1.4.1. Development within both the Shoreline Protection and Lakefront Littoral Zones shall be restricted to passive and water-related passive recreation facilities, respectively, or conservation facilities as defined in policy 5-1.6.4.

Natural surface waters shall not be used as sediment traps during or after development.

Use of Native Vegetation. As supported in this element, trees and native vegetation shall be protected through an ordinance in the Land Development Regulations. This tree and native vegetation protection ordinance shall identify species subject to protection, describe circumstances when existing subject vegetation may be eradicated or altered, requirements and restrictions on planting new vegetation, and prohibited exotic species. These regulations shall measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or lake shorelines. The Town shall review site plans for proposed development in forested uplands to assure

that common areas and other buffer areas use native vegetation to the greatest feasible extent.

- (C) Permeable Surface Area. Permeable Surface Area shall be protected to control urban runoff by mandating the dedication of open space by new development and by limiting the land area that can be covered by impervious material and construction as stipulated in policies 5-1.3.1, 5-1.3.2, 5-1.3.3, 5-1.3.4, and 5-1.3.5.
- (D) Recreational Space and Common Conservation Open Space. Stormwater management, recreation and common conservation open space planning are compatible efforts and shall be closely coordinated. Stormwater run-off shall be retained/detained in new parks and common conservation open space and be recharged to the aquifer without detracting from the recreational value of a site. [Open space stormwater retention areas only count if they are landscaped with Florida native vegetation and cannot be soded.](#)

Policy 5-1.2.10: Mitigate Impacts of Septic Tank System Discharge into Groundwater Supplies and Surface Waters. No on-site sanitary sewer system shall directly discharge into any lake, nor shall a system use surface waters for back-up or overflow discharge. High density residential development (up to 10 units per acre), lower density residential developments proposed in soils where septic tanks are not suitable, and certain non-residential developments are subject to mandatory use of central sewer system according criteria and threshold established in the Public Facilities Element.

Land ~~Development~~ ~~development Regulations~~ ~~regulations~~ shall require that a site be able to properly absorb septic tank effluent if hookup to a treatment plant is not feasible and on-site sewage facilities are to be used. Septic tanks shall also be located as far away from the shoreline as possible and be consistent with the DOH requirement of a minimum of 75 foot setback from the Ordinary High Water Line of a

lake (10D-6.046, F.A.C.).

Policy 5-1.2.11: Reduce Sediments and Suspended Solids Associated with Shoreline Erosion. To protect shoreline from erosion, and to reduce sediments and suspended solids introduced to surface waters, the Town shall coordinate with the U.S. Soil Conservation Service and relevant State agencies upon the presence of shoreline erosion problems to identify and analyze best management practices to implement corrective measures to retard or prevent further erosion.

Policy 5-1.2.12: Acquire Land Adjacent to Water Front Areas. The Town shall pursue funding sources which are available from the State of Florida to acquire land along Lake Apopka and other lakefront areas for recreation or conservation purposes.

Policy 5-1.2.13: Development Regulations for Sawgrass Pond and Karst Areas (Sinkholes). To protect groundwater quality from potential contamination introduced through sinkhole passages that provide rapid downward percolation to groundwater storage areas, and to protect property and life from potential damage or threat resulting from sinkhole collapse, development occurring adjacent to an existing sink hole shall be subject to development restrictions compatible to the type of sink formation exhibited at a subject site. Such development restrictions shall be determined on a ~~case-by-case~~ case-by-case basis according to the circumstances involving the cause of the sink hole. Upon such activity, the Town shall call upon the Florida Sink Hole Research Institute, or a surrogate ~~state agency~~ state agency in its absence, to determine what actions are necessary to protect adjacent property and groundwater quality. Based on the findings and recommendations presented by the State, the Town shall take appropriate action. The following activities shall govern actions necessary to protect property and groundwater from sink formations:

- (A) Sink Formations in Existing Developed Areas. No sink formation shall be filled or excavated, and no debris placed adjacent to the sink, until the Florida Sink Hole Research Institute, or

asurrogate state agency, has completed a site investigation to determine appropriate actions to protect property and groundwater quality. Based on findings and recommendations provided by State agencies, the Town shall amend the Comprehensive Plan to revise land use designations and development restrictions adjacent to the site as appropriate to protect property and groundwater quality, consistent with procedures stipulated in Section 163.3187, F.S.

- (B) Sink Formations on Undeveloped Sites Not Issued a Development Order. Based on a finding by the Florida Sinkhole Research Institute, or surrogate state agency, that the sink does not require immediately fill to protect groundwater quality, the site shall be left undisturbed until a development application is submitted for the adjoining property. At the time a development is proposed for the subject site, the development application must include a hydrological or geological study of the area within a 250-foot radius of the sink hole, prepared by a professional hydrologist, geologist, or registered engineer, to assure that adjacent ground proves safe to hold the weight of construction. If the study prepared by the Florida Sink Hole Research Institute allows for fill and development of a collapse sink, than the proposed site plan may proceed according to this finding. In the case that the Florida Sink Hole Research Institute deems the sink hole undevelopable, a ~~fifty-foot~~fifty-foot buffer shall be established from the point determined geologically safe for construction in the above required study.

Recent and active Sinkholes shall be designated on the Future Land Use Map as common conservation open space.

Policy 5-1.2.14: Sinkholes to be Designated as Conservation Open Space. Sinkholes shall be designated on the Future Land Use Map as conservation open space.

Policy 5-1.2.15: Cooperate with Effort to Clean-up Lake Apopka. Efforts by the SJRWMD to improve water quality in Lake Apopka commenced in 1991. The Town shall cooperate with the SJRWMD in these efforts to clean-up Lake Apopka.

Policy 5-1.2.16: Participation in Florida Lakewatch Program. The Town Clerk shall contact the Department of Fisheries and Aquaculture at the University of Florida with an official letter for the purpose of evaluating Town participation in the Florida Lake Watch Program.

OBJECTIVE 5-1.3: PROTECT THE QUANTITY OF SURFACE AND GROUND WATER. Protect the Quantity of Surface and Ground Water through Preservation of Permeable Surface and through Promotion of Conservation Activities Affecting the Consumption of Potable Water.

Policy 5-1.3.1: Definition of Impervious Surface Area. The maximum area of the site which can be covered by any material that substantially reduces, retards, or prevents the percolation of stormwater to subsurface soils or groundwater aquifers. Impervious surfaces include, but are not limited to buildings, roofs, streets, sidewalks, paved parking areas, concrete, compacted sand, limerock or clay. Impervious surface area ratios established in Policy 5-1.3.2 shall be applied to a proposed development site. Lot coverage limitations established in the ~~Land—Development Regulations~~Montverde Land Development Code, Chapter 10, Article II limitations are consistent with the impervious surface area principles established in Policy 5-1.3.2.

Policy 5-1.3.2: Avoid Reduction of Recharge Volumes Entering Ground Water Supplies. The Town shall avoid reduction of the recharge volumes entering ground water supplies through the following governmental actions:

(A) Preservation of Permeable Surface. The Future Land Use Element and the Future Land Use Map shall establish land use types and

densities which are compatible to the preservation of permeable ground surface areas. Impervious surface ratios shall be based on open space requirements established by the Town, which in turn shall be consistent with hydrogeological and soil characteristics controlling development densities. The Future Land Use Element shall translate open space requirements to impervious surface ratios for all land use categories.

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Table 1

Maximum impervious surface area standard	
Future Land Use Designation	Percent
<i>Residential</i>	
Multi-Family, High Density	60%
Duplex District Single Family Mixed	60%
Single Family, Medium Density	65%
Single Family Affordable Housing, Mobile Home, Medium Density	35%
Single Family, Low Density	50%
Rural Residential	30%
<i>Commercial</i>	
Commercial General	85%
Office/Residential/Commercial Mixed Use	80%
(ORC)	
Institutional	70%
Recreation	50%
Open Space	
Utility	7.50% 25%
Corridor	5% 25%
Conservation Open Space	5% 25%
Agriculture	10% 25%
Common Conservation Open Space	
Multi-Family, High Density	15% 25%
Duplex District Single Family Mixed	15% 25%
Single Family, Medium Density	15% 25%

Single Family Affordable Housing/ Mobile Home, Medium Density	20% <u>25%</u>
Single Family, Low Density	20% <u>25%</u>
Rural Residential	30%
Conservation/Utility Open Space	
Commercial General	10% <u>25%</u>
Office/Residential/Commercial Mixed Use (ORC)	30%
Industrial	25%
Utility	15% <u>25%</u>

*Applicable only to developments exceeding twenty-five units.

**Only common conservation open space may apply to meeting open space requirements.

*Residential Development within 300 feet of Lake Apopka shall reduce maximum impervious surface area by five percentage points.

(B) Compatibility of Density and Recharge. The Future Land Use Element and the Future Land Use Map shall promote land use activities and development densities which are compatible to high recharge potential percolation rates.

(C) Permeable Parking Surface. Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas through land development incentives to be provided within the ~~Land Development Regulations~~Montverde Land Development Code. Such incentives will include the complete or partial credit of permeable parking surface areas, toward meeting open space requirements. The incentive shall consider frequency of use of the parking site, parking material, and parking space needs.

Policy 5-1.3.3: Compliance with Water Management District

Consumptive Use Permit. The Town shall monitor water flow from its municipal system on at least a monthly basis to assure that water flows are consistent with permitted consumption rates established by the St. Johns River Water Management District through the consumptive use permit. In the event normal water demands are anticipated to exceed allowable levels, the Town shall coordinate with the SJRWMD to apply for additional consumptive use.

Policy 5-1.3.4: Participation and Compliance with Water Management District Emergency Water Plan and Conservation Efforts. The Town shall cooperate with the St Johns River Water Management District (SJRWMD) in the enforcement of the provisions of the Water Management District's emergency water shortage plans.

Policy 5-1.3.5: Promote conservation of Water. To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the Town shall undertake the following activities:

- (A) The Town shall require developments over twenty-five (25) units to use reuse water for irrigation where such non-potable water sources are available.
- (B) The Town shall require low volume plumbing fixtures in all development approved after the adoption date of this Comprehensive Plan (i.e. Toilets 1.6 gal/flush, urinals 1.0 gal/flush, showerheads 2.5 gal/min, kitchen faucets 2.5 gal/min, bathroom faucets 2.0 gal/min).
- (C) The Town shall annually evaluate the performance of its water distribution system to determine if excessive leakage may occur as a result of deterioration to water lines. The Town shall schedule repairs to any identified damage or deficiency in the distribution system based on the extent of damage, urgency to correct the problem, and availability of funds necessary to rectify the lines. Any improvement qualifying as a capital improvement and not deemed to represent an emergency shall be included within the

Capital Improvements Program.

- (D) Consistent with policies established by the East Central Florida Regional Planning Council to reduce water consumption related to irrigation, the Town shall require new development to use and/or preserve native or drought-resistant vegetation for landscaping to the greatest reasonable extent. The selection of native and drought-resistant plants shall be based on those species deemed appropriate within the Florida Native Plant Society's publication Native Plants for Landscaping in Florida, or comparable recommended guidelines supported by the Florida Department of Agriculture and Consumer Affairs, the Florida Department of Natural Resources, or the East Central Regional Planning Council. The ~~Land—Development Regulations~~Montverde Land Development Code incorporate provisions supporting this ~~policy~~Policy in Chapter 4, Article VIII.
- (E) The Town Clerk shall contact through an official letter the St. Johns River Water Management District for the purpose of initiating a public education program on water conservation efforts. The Town of Montverde shall become actively involved in this process by distributing education brochures to homes and business through its water billing system upon receipt of such material from the SJRWMD.

Policy 5-1.3.6: Wellfield Protection. In order to protect the quality and quantity of Montverde's potable water supply, a wellfield protection zone shall be established within a radius of seventy five, two hundred, and five hundred feet from potable water wells. The following land uses are prohibited within these zones:

Main Wells. No new development shall be permitted within seventy-five feet from a main well. Within a two-hundred foot radius, septic tanks, sanitary sewer facilities, or solid waste disposal facilities shall be prohibited.

Within a five-hundred-foot radius of a well, industrial uses shall be prohibited, including activities that require the storage, use, handling, production or transportation of restricted substances on the Florida Substance List (CH.442, F.S.), and agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, etc. In addition, wastewater treatment plants, percolation ponds, mining activities and similar activities are prohibited. Excavation of waterways or drainage facilities which intersect the water table shall not occur within 500 feet as well as solid waste disposal facilities shall also be prohibited in all cities.

Backup Wells. No new development shall be permitted within fifty feet from a backup well. Within 200 foot radius distance, septic tanks, sanitary sewer facilities or solid waste disposal facilities shall be prohibited. Restrictions applicable to an area within 500 feet from main wells shall also apply to backup wells. A backup well means a water well used to temporarily replace service lost when a main well malfunctions or is temporarily shut down for general maintenance, and to maintain fire flow pressures in the event of an emergency.

Policy 5-1.3.7: Feasibility of A Central Sanitary Sewer System and Waste Water Reclamation Program. The Town shall research available State grant funds applicable for infrastructure needs/feasibility studies for local governments. ~~By 2012 the Town shall submit an application requesting funds to have such a study prepared.~~ The Town Council shall evaluate the study's findings and recommendations. Upon notice that the State has awarded a grant to Montverde to prepare a feasibility study, the study and its cost shall be included in the Capital Improvements Element and the ~~Five~~ Ten (10) Year Schedule of a Capital Improvements, consistent with amendment procedures stipulated in Sec. 163.3187, Florida Statutes. ~~If a central sanitary sewer system is found to be feasible and necessary, the Town shall, by 2015, apply for State grants to prepare a wastewater master plan.~~ Based on the findings and recommendations of the Master Plan, the Comprehensive Plan and ~~Five~~ Ten (10) Year Schedule of Capital Improvements shall be amended consistent with sec. 163.3187, F.S., to

support and program necessary improvements.

The Town shall also evaluate the merits of a wastewater reclamation program prior to the implementation of a central wastewater treatment system designed to reduce water consumption associated with lawn and landscaping irrigation.

OBJECTIVE 5-1.4: CONSERVE, APPROPRIATELY USE AND PROTECT NATIVE VEGETATIVE COMMUNITIES. Conserve, Appropriately Use and Protect Native Vegetation Indigenous to the Town of Montverde.

Policy 5-1.4.1: Implementing Protection of Vegetative Communities and Aquatic Habitats. A Tree and Native Vegetation Protection Ordinance shall be used in managing and protecting the impacts of development on major vegetative communities and aquatic habitats. These regulations shall mandate fair and equitable restoration and/or compensatory mitigative measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes and/or lake shorelines. The ~~Land Development Regulations~~Montverde Land Development Code -include Trees and Native Vegetation ~~Ordinance~~requirements in Chapter 4, Article VIII, which incorporate the following criteria:

(A) Review Criteria

1. Site Plans: The Town shall review site plans for proposed development in Long Leaf Pine-Xeric Oak, and other forested uplands to assure that common areas and other buffer areas use existing native vegetation (native vegetation is defined as plant material indigenous to Lake County, Florida, including all those species listed in Table 5-11 in the Conservation Element Data Inventory and Analysis) within all required open space areas.

(2) Subdivisions, Multi-Family, Commercial and Industrial: Prior to the approval for proposed development, each owner or applicant

of sites five (5) acres or more shall provide a site survey of tree(s) and vegetative communities.

The identification and evaluation of vegetative resources shall be performed by either a forester, biologist, ecologist, horticulturist, landscape architect, licensed landscape contractor, certified nurseryman or person having similar recognizable skills and experience.

(B) Removal Criteria

1. Long Leaf Pine-Xeric Oak, and other forested uplands may only be approved for removal if one or more of the following criteria are met:
2. Where the location of the tree prevents the construction of utility systems, roadways or required parking areas which cannot be practically relocated or re-routed or where the trees cannot be utilized as part of these systems; removal of the tree pursuant to this criteria shall be exempt from the replacement criteria in Policy 5-1.4.1 under section (2).
 - (a) where the tree is weakened by age, storm, fire or other injury so as to pose a danger to persons, property, site improvements or other trees. Removal of the tree pursuant to this criteria shall be exempt from the replacement criteria in Policy 5-1.4.1 under section (2).
 - (b) where site design modifications, as determined by a pre-clearing inspection, are not feasible to allow the use permitted, as determined by the specific zoning of the subject property.
 - (c) there shall be no clearing, except hand clearing, within the dripline (dripline is defined as an imaginary vertical plumb line that extends downward from the tips of the outermost

tree branches and intersects the ground) of any protected or other trees selected to be preserved for landscaping. Where no native vegetation exists within the dripline, pervious paving, bricking or any other material which does not restrict the health and growth of a protected or preserved tree may be utilized. In addition, for all trees to be protected, the area within the dripline shall be temporarily fenced to prevent drainage to the tree and root system during construction activities.

3. Replacement Criteria: Where the removal of a protected tree meets any one or more of the criteria identified in Policy 5.1.4-1 under section (1). The developer may choose one of the following options:

- (b). Provide one or more native trees to replace the removed tree where the total dbh of the replacements is equal to fifty percent of the total dbh of the tree or trees removed; The developer may relocate or transplant the protected tree elsewhere on the same lot or parcel of land if there is a source of water and adequate irrigation system on site to assure viability of the transplanted tree; or

- (c). Inspection

- (i) Inspection Prior to Certificate of Occupancy or Certificate of Completion: Prior to issuance of a Certificate of Occupancy or Certificate of completion, the Town reserves the right to conduct a site inspection to assure that no unauthorized clearing has taken place and to assure that all protected trees and vegetation identified for preservation are in place and have been maintained in a viable condition.

- (ii) Follow up Inspection: the Town of Montverde reserves

the right to conduct a final site inspection one or two years after the issuance of a certificate of occupancy for residential subdivision, multiple-family and non-residential developments to assure that no unauthorized removal of protected trees and native vegetation has occurred.

OBJECTIVE 5-1.5: CONSERVE, APPROPRIATELY USE AND PROTECT FISHERIES. Conserve, Appropriately Use and Protect Fisheries Indigenous to Lake Apopka and other lakes within Montverde.

Policy 5-1.5.1: Manage Impacts of Development on Fisheries. The Town shall promote land use activities within the Future Land Use Element and designated on the Future Land Use Map which are compatible with preservation of fisheries within Lake Apopka and the Town's other lakes. The Town shall prohibit any land use which shall detrimentally affect water quality or water temperature within any lake.

Policy 5-1.5.2: Assist Federal and State Agencies in the Maintenance of Fish Populations. The Town shall coordinate and cooperate with Federal and State environmental and wildlife preservation agencies to protect fish populations within Lake Apopka and the Town's other lakes and to promote environmental management activities which enhance fish propagation through natural processes or by managed fish restocking.

Policy 5-1.5.3: Aquatic Weed Control. The Town shall coordinate with the Lake County Water Authority to control any aquatic weed, algae blooms, or other aquatic plant proliferation occurring within the Town's lakes and along the western shoreline of Lake Apopka within the County's jurisdiction.

OBJECTIVE 5-1.6: CONSERVE WILDLIFE AND WILDLIFE HABITATS. Conserve and Protect Wildlife and Wildlife Habitats through the Management of Growth and Development within the Town, and

through Coordination with Lake County, the Florida Game and Fresh Water Fish Commission, the SJRWMD, and the State Department of Agriculture and Consumer Affairs.

Policy 5-1.6.1: Coordinate with the State and Regional Agencies to Promote Preservation of Wildlife and Wildlife Habitats. The Town shall notify the Florida Department of Agriculture and Consumer Affairs to any significant clusters of endangered or threatened plant (flora) species occurring within its jurisdiction. The Town shall notify the Florida Game and Fresh Water Fish Commission to the presence of any roosting, nesting, or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

Policy 5-1.6.2: Conservation of Wildlife Habitats. Developers of planned unit developments or of residential subdivisions with more than twenty-five (25) units shall be required to designate a portion of existing vegetative communities for common conservation open space (see Policy 5-1.6.3 for definition of common conservation open space) in order to preserve areas for wildlife habitat.

~~As wetlands within the development site can be applied as credit towards meeting common open space requirements.~~ A minimum of twenty-five percent (25%) of land dedicated for common open space must represent uplands. The Town may require a dedication of additional upland area above the minimum requirement pursuant to ramifications of Policy 5-1.6.6.

The location of common conservation open space shall be negotiated during the development review process. Applicants of new residential developments breaching the threshold shall dedicate a minimum amount of land area for common conservation open space according to the following standards applicable to each residential designation:

Minimum Open Space Standard	
Future Land Use Designation	Percent
Multi-Family High Density	15% 25%
Single Multi-Family Mixed Medium Density	15% 25%
Duplex District	15%-25%
Single Family Medium Density	15% 25%
Single Family Affordable Housing Mobile Home, Medium Density	15% 25%
Single Family Low Density	15% 25%
Residential Rural	10%-25%

(*) Applicable to developments with more than twenty-five (25) units.

As the Town does not have staff with technical expertise knowledge to identify appropriate areas for preservation, the Town reserves the right to request assistance from the East Central Florida Regional Planning Council or ~~the Lake County~~ other qualified agencies Environmental Services Department to evaluate the most suitable location of upland habitat.

Policy 5-1.6.3: Definition of Common Conservation Open Space. Common Open Space shall be defined as any parcel or area of land or water essentially left in its natural state or improved and set aside, dedicated, designated or reserved for common use or enjoyment for the public or the residents of a development and may include such complementary structures and improvements as related to only conservation facilities and passive recreation uses. As stipulated in Policy 6-1.5.1 Conservation Open Space shall represent significant natural or historical resources that require protection from detrimental impacts associated with the encroachment of development. Natural