

areas that are unsuitable for development also are a form of 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. This definition of open space is intended to be consistent with that defined ~~under 9J-5.003 (63), in~~ Florida Administrative Code. Areas which qualify for such designation are described within the Conservation Element.

Policy 5-1.6.4 Passive Recreation Activities and Conservation Facilities Considered Permitted Uses. Only conservation facilities and passive recreation uses shall be permitted within areas designated for Common Conservation Open Space. Such activities and uses shall be described as follows:

(A) Passive Recreation:

1. *Residential docks not to exceed a width of five feet.
2. Hiking trails, not to exceed a width of four feet; Picnic areas;
3. *Fishing piers exceeding a width of five feet may only locate within lakes and not within wetlands.
4. Golf courses dedicating a minimum of ten percent of uplands to conservation open space.

(B) Observation towers.

(C) Conservation Facilities:

1. *Stormwater management facilities designed to protect the natural surface water flow regime and groundwater quality or quantity;
2. Fire lanes and fire/observation towers;
3. *Facilities designed to protect nesting, feeding, or habitat areas of designated endangered, threatened, or species

of special concern, as determined by the Florida Game and Freshwater Fish Commission, or to support the propagation of common wildlife;

4. *Fishery management;
5. Facilities designed to protect an archaeological or historical site;
6. *Facilities designed to retard or eliminate soil erosion problems, particularly shoreline erosion along lakeshores;
7. Facilities necessary to eliminate unwanted exotic vegetation; and
8. Wildlife monitoring devices/stations.

*Identifies water related facilities.

Policy 5-1.6.5: Evaluating Impacts on Endangered and Threatened Flora and Fauna Species. The Town shall incorporate into the Land Development Regulations the ~~9J-2.0258~~ Upland Vegetation and Wildlife Policy Rule cited in the Florida Administrative Code for the purpose of establishing upland vegetation and wildlife standards and criteria to be used in evaluating the impacts of proposed development on upland vegetation used as common habitat by endangered or threatened species.

Policy 5-1.6.6: Protection of Endangered and Threatened Flora and Fauna Species. Upland vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) for which the Town or a State agency deems environmentally significant shall be protected from adverse impacts associated with development to a degree necessary to maintain the perpetual viability of the endangered or threatened specie (s). Upland areas identified within the Conservation Element as essential breeding, feeding or habitat sites for endangered or threatened flora or fauna creatures shall be protected according to the following activities:

(A) Conservation Open Space Designation. Environmentally

significant upland habitat may be designed as conservation open space on the Future Land Use Map under the following circumstances:

1. The site is owned by a government body or agency;
2. The site is programmed for purchase by a government agency within the first three years of the ~~Five~~ Ten (10)-Year Schedule of Capital Improvements;
3. A request to designate the site as conservation open space is made by the land owner;
4. Land dedication as common conservation open space within developments approved after the adoption date of this Comprehensive Plan, shall be designated on the Future Land Use Map as conservation open space upon the first opportunity an amendment may occur consistent with procedures in Chapter 163.3187., F.S.

Development proposed to occur within areas designated as Conservation Open Space is subject to all policies pertaining to open space requirements and development restrictions. A habitat management plan will not be required unless proposed development within the site designated as conservation open space intends to remove or displace an active nesting or breeding area of an endangered or threatened species or will remove or eradicate a living endangered or threatened plant.

Undesignated Sites with Endangered or Threatened Species. Any areas identified within the Conservation Element as refuge, breeding, feeding, or habitat areas of endangered or threatened species shall be subject to the following activities:

5. An applicant of a subdivision, plat, replat, or PUD shall prepare a Critical Habitat Management Plan prepared by a

professional biologist, ecologist, or other related professional. As a minimum standard, this Plan shall analyze the following issues:

- (a) Affected Species;
- (b) Land needed to support continued on-site presence of the species;
- (c) Impacts of proposed development which will disturb the species;
- (d) Recommended plans and measures necessary to protect the subject species based on FFWCC or USFWS guidelines and standards;
- (e) Cost to Developer to implement the recommended management plan for cost/benefit analysis purposes.

The adequacy of the study shall be determined by the Town of Montverde. The final development plan shall conform to recommendations determined within the study as approved by the Town Council. The Town will reserve the right to have a State or County agency review the Critical Habitat Management Plan and provide a written response.

Policy 5-1.6.7: Conservation of Upland Habitats. Developers of planned unit developments and subdivisions proposed for development in upland habitats shall be required to designate a portion of existing upland natural vegetative communities for openspace in order to preserve areas for wildlife habitat. The location and amount of upland habitat to be preserved shall be determined during the development review process. As the Town does not have staff with professional expertise to identify appropriate areas for preservation, the Town reserves the right to request assistance from the East Central Florida Regional Planning Council or Lake

County or other qualified agencies. the Lake County Environmental Services Department.

OBJECTIVE 5-1.7: CONSERVE AND APPROPRIATELY USE SOILS.

Conserve and Appropriately Use Soils through the Incorporation of Land Development Regulations which Include Performance Criteria.

Design to Reduce the Incidence of Soil Erosion Resulting from Land Clearing, Breaches in Stabilized Lake Shorelines, and Soils Exposed to Environmental Conditions due to the Lack of Vegetation

Policy 5-1.7.1: Implementing Erosion Control. The Town requires that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material. This provision shall be applicable to the act of subdividing and installation of related improvements as well as during the development review process including the period during which improvements may occur as well as the length of time soil may be exposed to the environment. The Land—Development RegulationsMontverde Land Development Code —incorporates provisions specifying appropriate measures controlling land clearing activities in Chapter 4, Article XXIV.

The tree and native vegetation protection ordinance shall be applicable to all clearing and grading activities and shall include specifications for management principles guiding the removal or placement of vegetation and the application of landscaping designs. Regulations shall also require developers to take precautionary measures, where necessary, to avoid destruction or damage to native vegetation.

Policy 5-1.7.2: Coordination with the U.S. Soil Conservation District. The Town shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the Town's jurisdiction.

Policy 5-1.7.3: Regulation of Mining Activities. As no significant deposits of valuable mineral are present within the Town of Montverde, no mining activities shall be permitted to occur within the Town's jurisdictional area.

OBJECTIVE 5-1.8: PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

Protect Environmentally Sensitive Lands from the Encroachment of Development in Order to Preserve Their Natural Functions and to Assure Their Perpetual Existence. Environmentally Sensitive Lands Shall Comprise Wetlands, Surface Waters, Sink Holes, Aquifer Recharge Areas with High Percolation Rates, and Undisturbed Significant Vegetative Communities, Particularly those Serving as Habitat or Refuge for Endangered and Threatened Plants and Animals.

Policy 5-1.8.1: Designation of Environmentally Sensitive Areas. The Future Land Use Element shall designate all wetlands and sink holes. The Town may designate significant high recharge areas, areas within the 100 year flood zone and undisturbed natural vegetative communities as conservation open space where the environmental sensitivity of the subject area warrants protection from the encroachment of development to protect such areas under this designation. The Future Land Use Map Series shall illustrate areas designated as conservation open space. Land ~~Development~~ development Regulations—regulations shall restrict or prohibit development in areas designated for conservation open space on the Future Land Use Map to the extent relevant to the preservation of each type of environmentally sensitive area. No development shall encroach or fill lakes with exception to passive water-related recreation and conservation facilities approved by the State of Florida.

Policy 5-1.8.2: Protection and Maintenance of Floodplain. (Note: Wetlands in the 100 Year Flood Zone, hereafter Flood Zone, are protected through other policies established herein this element. Land not classified as a wetland but situated within the boundaries of the

Flood Zone is referred to as "uplands of the Flood Zone").

Public Facilities shall be allowed in the Flood Zone consistent with Policies stipulated in the Capital Improvements Element.

Applicants of development and redevelopments shall position structures and impervious surfaces to areas outside the Floodplain Zone to the greatest extent possible according to qualifying circumstances and provisions stipulated below. Where development occurs within the Flood Zone to maintain reasonable use of and value of property, compensatory mitigation shall maintain no loss of its natural flow regime according to qualifying circumstances and provisions also stipulated below. The 100 Year Flood Zone shall be delineated within the Future Land Use Map Series, and its demarcations shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency (except for waterfront facilities).

(A) Prohibited Land Use Activity. Industrial, commercial and office land uses, except for commercial or office land use waterfront facilities, shall be prohibited from encroaching the uplands of the 100 Year Flood Zone, with exception to 100% permeable surface parking areas designed for seasonal or occasional overflow demands which may locate on uplands of the Flood Zone. (Wetlands in the Flood Zone are governed by other policies herein this element.) Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive, or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Wastewater treatment plants, septic tanks, and spray fields shall not be placed within the Flood Zone.

(B) Limitations and Restrictions on New Development within Undisturbed Flood Zone Areas. The following limitations and

restrictions shall apply to new development allowed within undisturbed Flood Zone Areas:

1. Residential Subdivision Site Plan Design. Plans and designs for development proposing to alter uplands of the Flood Zone through compensatory storage shall first minimize potential flood damage by positioning recreation, conservation uses, and common conservation open space, whether provided voluntarily or mandatory, to those areas within the Flood Zone, reserving land outside the Flood Zone for development. The Flood Zone shall be delineated on all final development plans submitted to the Town.

All residential subdivision plans and designs for development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage; adequate drainage provided to reduce exposure to flood hazards, and; base flood elevation data shall be provided for subdivision proposals and other proposed development (including manufactured home parks and subdivisions) which is greater than the lesser of fifty lots or five acres.

1997 Additional Open Space Requirements. Common open space requirements shall increase by five percentage points above existing requirements when alteration to uplands of the Flood Zone occurs through compensatory storage. Common open space shall be located within the Flood Zone to the maximum extent possible and shall be consistent with common open space principles outlined in Policy 5-1.6.2, Conservation of Wildlife Habitats. Development is limited to passive recreation activities and conservation facilities within conservation open space, as allowed through Policy 5-1.6.4, Passive Recreation Activities and Conservation Facilities Considered Permitted Uses. Open space allocated towards contiguous upland habitats, as cited in Policy 5-1.6.2, shall be allocated with first priority to

upland habitats of the Flood Zone.

~~1998 Impervious Surface Principles.~~ Maximum impervious surface area principles applicable to the development area proposed in the Flood Zone shall be reduced two percentage points for conservation, corridor, and utility open space; by ten percentage points for residential uses; and by thirty percentage points for other acceptable land uses.

1999 Wastewater treatment plants, and spray fields are prohibited within the 100 Year Flood Zone.

2000 Stormwater Facilities. Drainage facilities shall be in place and functional concurrent with deadlines established in the Concurrency Management System (Policy 8A-1.1.3.). Such drainage facilities shall be designed to:

- (a) Comply with the Town's established level of service standards and State stormwater facility standards;
- (b) Maintain the natural flow regime and function of the floodplain;
- (c) Efficiently function with connected drainage facilities under jurisdictional authority of the St. Johns River Water Management District;
- (d) Support and further regional stormwater master plans prepared by Lake County or the SJRWMD.

(C) Limitations and Restrictions on New Development or Re-development in Existing Developments located with the 100-Year Flood Zone. The following limitations and restrictions shall apply to new development or redevelopment occurring on developed and vacant lots situated in the Flood Zone Areas:

1. Minimum Floor Height Elevation. All new construction and substantial improvements of existing construction must have the first floor elevation for all enclosed areas at eighteen

inches above the 100-year flood elevation.

2. Construction Material and Methods. All new construction and substantial improvements of existing construction shall be constructed with material and utility equipment resistant to flood damage, and using methods and practices that will minimize flood damage and prevent the pollution of surface waters during a 100-yr storm event.
3. Service Facilities and Utilities. Electrical heating, ventilation, plumbing, air conditioning, and other service facilities shall be designed or located to prevent water from entering or accumulating within to components during a 100 Year Storm Event. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate both infiltration of flood water into the systems and discharges from the systems into flood waters.

(D) Standards for Streams Without Established Base Flood Elevation and/or Floodways. Located with the areas of special flood hazard as defined in Article 3, Section B, in Flood Damage Prevention Ordinance, where streams exist but where no base flood data has been provided or where base flood data has been provided without floodways, the following provisions apply:

1. No encroachments, including fill material or structures shall be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification shall be supported by technical data that conforms to standard hydraulic engineering principles.

Policy 5-1.8.3: Protection of Natural Reservations. Though no land within the Town has been designed by the Federal, State, or County government as a natural reservation, the Town shall continue to support the preservation of natural reservations within Lake County, including, but not limited to, the Green Swamp and the Wekiva River Basin.

Policy 5-1.8.4: Acquisition of Environmentally Sensitive Land. The Town shall pursue State funds to purchase environmentally sensitive lands designated as conservation open space on the Future Land Use Map.

OBJECTIVE 5-1.9: MANAGEMENT OF HAZARDOUS WASTES TO PROTECT NATURAL RESOURCES. Manage the Use and Disposal of Hazardous Wastes to Protect Natural Resources and Public Health and Safety.

Policy 5-1.9.1: Regulate Land Uses Generating Hazardous Waste. The Town shall deny development of any commercial or industrial activity which may use, store, or sell hazardous wastes which represent a potential threat to the quality of groundwater or to the health and safety of Town residents.

Policy 5-1.9.2: Protect Natural Ecological Systems and Resources. The Town shall continue to enforce land development regulations which incorporate development restrictions directed toward preserving natural ecological systems and resources.

Policy 5-1.9.3: Assist Lake County Hazardous Waste Management Program. The Town shall assist Lake County in the monitoring and management of hazardous waste generators within Montverde by coordinating with the Lake County Department of Environmental Services to notify County staff to new commercial developments that may use or generate hazardous waste. The Town shall also notify the County to the presence of any disposed, buried, or stored wastes or material for which the volatility and chemical contents thereof are unknown.

OBJECTIVE 5-1.10: CONSERVATION OF HISTORICALLY SIGNIFICANT SITES. Conserve Historically Significant Sites through the Use of Land Development Regulations and Protection of Existing Historical Structures.

Policy 5-1.10.1: Promote the Identification of Historically Significant Sites. The Town shall coordinate with the State Division of Historic Resources in continuing to identify, protect, analyze, and explain the Town's historical, archaeological, and cultural resources. Such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies.

Policy 5-1.10.2: Performance Standards for Protecting Sites of Historic, Archaeological, and Cultural Resources. The Town shall prohibit development activities in or adjacent to historic/archaeological sites that depreciate or eliminate their historical value. ~~Provisions shall be incorporated into the Development Regulations by 2010 to support this policy.~~ Activities deemed adverse to the preservation of historic sites shall include:

- (A) Demolition or alteration of all or part of such site;
- (B) Isolation from, or alteration of the associated environment;
- (C) Placement of visual, audible, or atmospheric elements that foster discordance with the character of the property;
- (D) Transfer or sale of a registered historical site without adequate contractual written agreement to maintain and preserve the historical character of the structure;
- (E) Removal or placement of native vegetation shall be subject to restrictions and requirements stated within the Tree and Native Vegetation Protection Ordinance, proposed within the above cited policies and are included within the revised Land Development Regulations Montverde Land Development Code, Chapter 4, Article VIII.

Policy 5-1.10.3: Registration of Locally Historic Sites. The Town shall promote and support local efforts, including those fostered by the Lake County Historical Society, to effectively pursue registration of historically significant sites under Federal and State certified historical master files.

OBJECTIVE 5-1.11: IMPLEMENTATION AND EVALUATION OF THE EFFECTIVENESS OF CONSERVATION ACTIVITIES. Montverde Shall Annually Implement and Evaluate the Effectiveness of Conservation Activities through the Following Policies.

Policy 5-1.11.1: Schedule, Budget and Implement Conservation Activities Qualifying as Capital Improvements. Conservation activities involving the purchase of land or the expenditure of funds equal or exceeding amounts qualifying as a capital improvement, as defined within the Capital Improvement Element Goals, Objectives, and Policies, shall be scheduled and budgeted within the ~~Five~~-Ten (10)-Year Schedule of Capital Improvements.

Policy 5-1.11.2: Evaluate the Effectiveness of Conservation Activities. The Town shall annually review conservation goals, objectives and policies supported in the Conservation Element of the Comprehensive Plan and implemented through land development regulations, to measure the effectiveness of the Town's conservation activities. Deficiencies identified within the evaluation process shall be analyzed to determine ameliorative measures necessary for correction.

Policy 5-1.11.3: Evaluate Effectiveness of Intergovernmental Coordination. The Town shall evaluate the effectiveness of intergovernmental coordination activities established within the Conservation policies or upon the emergence of conservation issues extending into areas beyond the Town's jurisdiction.

OBJECTIVE 5-1.12: INTERGOVERNMENTAL COORDINATION ACTIVITIES FOR THE CONSERVATION OF NATURAL RESOURCES. Manage Natural Resources and Conservation Issues Transcending the Town's

Jurisdictional Area or Constituting an Issue of Regional Nature through Intergovernmental Coordination.

Policy 5-1.12.1: Implementing Policies for Intergovernmental Coordination with Lake County to Manage Conservation Issues and Activities. The Town of Montverde shall coordinate with Lake County to manage natural resources and conservation activities. Such management activities shall engage, but not be limited to:

- (A) Participate in County forums and in technical review activities concerning emergency preparedness, with emphasis toward issues included in the Peacetime Emergency Preparedness Plan.
- (B) Participate in technical review concerning ground and surface water quality potentially involving the condition of Lake Apopka; floodplain and stormwater management; fish and wildlife preservation, in particular endangered and threatened species; wildlife habitats and significant vegetative communities; and issues affecting the function and survival of environmentally sensitive areas. Such issues and activities shall also be coordinated with appropriate State and regional entities for which jurisdictional authority or interest overlies.
- (C) Public access issues to lake front areas shall be coordinated with Lake County, including issues concerning maintenance and improvements.
- (D) The Town shall coordinate with Lake County in order to assure that all future development within unincorporated areas adjacent to the Town shall occur in an orderly and timely manner concurrent with the availability of infrastructure and services. Such development reviews shall closely monitor and evaluate impacts on:
 - 1. Town infrastructure levels of service, especially impacts on roadways, water and wastewater systems, floodplain and stormwater management, and area-wide recreation.
 - 2. Natural resources, especially ground water quality and

quantity.

- (E) The Town shall coordinate with the Lake County Environmental Services Department on issues related to hazardous waste management, drainage, solid waste disposal and recycling, and protection of surface and ground waters.

Policy 5-1.12.2: Implementing Policies for Intergovernmental Coordination with State Agencies. Issues which shall be coordinated with the Department of Environmental Protection (FDEP), the St Johns River Water Management District (SJRWMD), and the Florida Fish and Wildlife Conservation Commission (FFWCC), as deemed necessary to resolve conservation concerns which presently exist or which may emerge include the following:

- (A) The Town shall coordinate all development and natural resource conservation measures impacting all lakes in Montverde with the FFWCC and the FDEP, as well as other applicable State public agencies.
- (B) The Town shall coordinate with technical staff within the SJRWMD, FFWCC, and FDEP in order to assure implementation of sound principles and practices of conservation resource management during the development reviewed process as well as the formulation of policies impacting natural resource management.
- (C) The Town shall coordinate with the Florida Sinkhole Research Institute or the Lake County Environmental Services Department to manage issues concerning the impact of sinkhole formations or potential threats related thereto.
- (D) The Town shall coordinate with the SJRWMD as well as other appropriate State Agencies in matters surrounding stormwater management, floodplain protection, drainage, surface and ground water quality, and consumptive use permits for potable water.
- (E) The Town shall coordinate with FDEP and the Lake County Environmental Services Department for issues concerning the

management of hazardous waste.

(E)

CHAPTER VI

RECREATION & OPEN SPACE ELEMENT

Introduction- Data, Inventory and Analysis

I. RECREATION AND OPEN SPACE INVENTORY AND ANALYSIS

Recreation and open space are both integral parts of the land use pattern in a community and play a significant role in a healthful environment. Fresh air, sunlight, physical activity and psychological release are basic human requirements. This element provides an inventory of all recreation space and facilities available to the resident population in the Town of Montverde, together with an inventory of other forms of open space. An analysis of existing facilities identifies current demands and needs, while an analysis of future demands and needs identifies recreation space and facilities required to serve anticipated growth and development for years 2025-2045. Results accomplished through this analysis were used to develop goals, objectives, and policies that will implement the Town's existing and future recreation needs.

II. RECREATION AND OPEN SPACE INVENTORY

An inventory of public and private resource and activity-based parks, recreational facilities, and open space accessible to the residents of Montverde is presented herein. Existing sites available to the public are identified, along with the types of facilities and activities occurring therein.

A. Inventory of Public Recreation Space

The public recreation space that is available to Montverde's resident population includes Town parks as well as Lake County, State, and Federal parks and nature reserves within a reasonable travel distance from the Town. A summary of recreation space is presented in Table 6-1a, 6-1b and 6-1c.

Table 6-1a provides an inventory of recreation space and facilities located within Montverde, while the other two identify federal and state parks which are located within Lake County. These facilities are within less than an hour drive.

TABLE 6-1a

INVENTORY OF RECREATION AND PARK SITES					
Town of Montverde					
KIRK PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
Between Division Street Lakeside Drive, Sixth Street and Franklin Avenue	3.5	Parking 2 Benches (wood) 1 Bench (cement) 1 Bench (metal) 4 Picnic Tables 1 Recreation Center 1 Equipped Play Area with 4 Metal Swings 2 Baby Swings 1 Jungle Gym 1 Multipurpose Ball Field 1 Playground apparatus Bandshell Open air Stage	Neighborhood Park	Activity- Based	None
FRANKLIN PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
Seventh Street and Highway 455	0.07	None	Mini-Park	Activity- Based	None
LAKE APOPKA BOAT RAMP					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
North End of Broad Street	0.04	1 Boat Launch Area	Special Use	Resource- Based	Lake Apopka
LAKE FLORENCE (LOWRY) PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
West End of Porter Avenue	0.35	1.25' Fishing Pier (wood) Rails and Stairs 2 wood picnic tables wooden deck with two tables 1 Jungle Gym	Special Use	Resource- Based	Lake Florence

TRUSKETT PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
- East End of Porter Avenue	- 0.5	- Undeveloped	- Mini-Park	- Resource-Based	- Lake Apopka
MANCUSO PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
Southwest corner intersection of Highland and Lake Street	- 2.9	- Undeveloped	- Neighborhood	-	-
SMITH PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
- Incorporated within Bike Trail	- Incorporated within Bike Trail	- Undeveloped	-	-	-
		MONTVERDE BUTTERFLY GARDEN			
LOCATION Franklin Avenue	0.25	Pathways and Butterfly Gardening	Neighborhood	Resource Based	None
		MONTVERDE PARK			
LOCATION East side of Library	5	Dog Park Pickelball courts (lighted) Basketball Court Tennis Courts	Neighborhood	Recreation	None.

Source : Town of Montverde

TABLE 6-1b

INVENTORY OF FEDERAL RECREATION AND PARK SITES					
OCALA NATIONAL FOREST					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
-	-	-	-	-	-
-	-	-	-	-	-
Northern Lake County	79,292	Facilities inventory shown below for Sub-areas	State/Regional Park	Resource-Based	Access named below for sub-areas of Forest
-	-	-	-	-	-
CLEARWATER LAKE RECREATION AREA					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 42	9	1 Fresh Water Beach	-	-	Lake Clearwater
-	-	1 Hiking/Nature Trail	-	-	-
-	-	42 RV/Trailer Sites	-	-	-
-	-	Tent Campsites	-	-	-
-	-	Restrooms	-	-	-
-	-	Parking	-	-	-
ALEXANDER SPRINGS RECREATION AREA					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
C.R. 445	54	1 Fresh Water Beach	-	-	Alexander Springs Creek
-	-	1 Boat Ramp	-	-	-
-	-	91 Picnic Tables	-	-	-
-	-	67 RV/Trailer Sites	-	-	-
-	-	Tent Campsites	-	-	-
-	-	Restrooms	-	-	-
-	-	Parking	-	-	-
SELLERS LAKE BOAT RAMP					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 19 and Sellers Lake	1	Boat Ramp Parking	-	-	Seller's Lake
SHELL LANDING BOAT RAMP					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 42	2	Boat Ramp Parking	-	-	Alexander Springs Creek
LAKE DORR RECREATIONAL AREA					

LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 19 and Lake Dorr	16	1 Fresh Water Beach 2 Boat Ramps 5 Picnic Tables 34 RV/Trailer Sites Tent Campsites Restrooms Parking	- - - - - - -	- - - - - - -	Lake Dorr - - - - - - -
FLATWOODS TRAIL					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
C.R. 445	NA	15.8 Mi. Horseback/ Nature Trail	-	-	None
RIVER FOREST RECREATION SITE					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 44	NA	Tent Campsites Restrooms Parking	- - -	- - -	St. John's River - -
BUCK LAKE RECREATION TRAIL					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 19	NA	Hiking/Nature Trails Parking	-	-	None
WILDCAT LAKE BOAT RAMP					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 40	NA	Boat Ramp	-	-	Wildcat Lake
GRASSHOPPER LAKE BOAT RAMP					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
U.S. 19 and Fire Road 534	NA	Boat Ramp	-	-	South Grasshopper Lake
SILVER GLEN SPRINGS					
LOCATION	ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
U.S. 19 from Marion County	511.00	Camping/hiking	Regional	Resource- Based	St. Johns River -

SOURCE: Lake County Planning Department; Florida Department of Environmental Protection, updated by Green Consulting Group, Inc

Table 6-1c

INVENTORY OF STATE RECREATION AND PARK SITES LOCATED IN LAKE COUNTY					
LAKE GRIFFIN STATE RECREATION AREA					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
U.S. 441 (Fruitland Park)	558.84	1 Boat Ramp,	Regional	Resource-Based	Lake Griffin
-	-	1 Fishing Pier,	-	-	-
-	-	2 Marina Slips,	-	-	-
-	-	81 Picnic Tables,	-	-	-
-	-	15 Grills, 1 Catwalk,	-	-	-
-	-	3 Benches	-	-	-
-	-	40 RV/Trailer Sites	-	-	-
-	-	32 Tent Campsites	-	-	-
-	-	Equipped Play Area,	-	-	-
-	-	.5 Mile Hiking/Nature Trail,	-	-	-
-	-	Restrooms, Parking	-	-	-
-	-	Canoes,	-	-	-
-	-	Trash Containers	-	-	-
-	-	and Drinking Water	-	-	-
LAKE LOUISA STATE PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
Lake Nellie Road	1,790	1 Fresh Water Beach	Regional Park	Resource-Based	Lake Louisa
-	-	25 Picnic Tables	-	-	-
-	-	Grills	-	-	-
-	-	.1 Mi. Hiking/Nature Tr.	-	-	-
-	-	Restrooms	-	-	-
-	-	Rental Cabins	-	-	-
-	-	Parking	-	-	-
HONTOON ISLAND STATE PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 44 S. on Old New York Avenue	1600.00	Park Ferry	Regional Park	Resource-Based	St. Johns River
-	-	Marina, store	-	-	-
-	-	2 Boat Docks	-	-	-
-	-	Picnic Tables,	-	-	-
-	-	Overlook Tower	-	-	-
-	-	6 Rental Cabins	-	-	-
-	-	Tent Camping	-	-	-
-	-	Nature Trail	-	-	-
BLUE SPRINGS STATE PARK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS

Adopted on
Ordinance No.

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2 miles west of Orange City off 17/92	1500.00	Dock, Concession Boat Rental 44 Campsites Canoe Trail, Nature Tr.	Regional Park	Resource-Based	St. John's River
GREEN SWAMP WILDLIFE MANAGEMENT AREA					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 33	11,520	3 Mi. Hiking/Nature Tr. Parking	Open Space	Resource-Based	None
LAKE HARRIS CATWALK					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 19	1	Catwalk Parking	Special Use	Resource-Based	Little Lake Harris
DOT BOAT RAMP					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
SR 19 and Trout Lake Canal	ROW	1 Dirt Boat Ramp 3 Picnic Tables	Special Use	Resource-Based	Lake Eustis
SR 19 BOAT RAMP (DOT)					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
Howey Bridge and S.R. 19	ROW	None	Special Use	Resource-Based	Big Lake Harris
HICKORY POINT RECREATION AREA					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
S.R. 19 & North End of Howey Bridge	68.00	12 Boat Ramps 300 Paved and unpaved 3 Sets Restrooms Tot Lot Swimming Beach Floating Dock Marina 80 Wet Slips 2 Fishing Piers Boardwalk w/Gazebo Open Space Rec. Area 12,600 sq.ft. Pavilion BBQ Pits/ Picnic Tables 2 Soccer Fields	Co. District Park	Resource-Based	Lake Harris
LAKE SUMTER COMMUNITY COLLEGE (LSCC)					
LOCATION	# ACRES	EXISTING FACILITIES	CLASSIFICATION	PARK TYPE	WATER ACCESS
U.S. 441	18.00	Nature Trail	Special Use	Resource	None

Adopted on
Ordinance No.

8

Source: Lake County Planning Department; Florida Department of Environmental Protection

<u>Park Name</u>	<u>Acreage</u>	<u>Park Type</u>
<u>PEAR Park</u>	<u>318</u>	<u>Resource-Based</u>
<u>North Lake Community Park</u>	<u>96</u>	<u>Active</u>
<u>East Lake Community Park</u>	<u>49</u>	<u>Active</u>
<u>Ferndale Preserve</u>	<u>196</u>	<u>Resource-Based</u>
<u>Lake Idamere Park</u>	<u>45</u>	<u>Active</u>
<u>Twin Lakes Park</u>	<u>20</u>	<u>Active</u>
<u>Pine Forest Park</u>	<u>20</u>	<u>Active</u>
<u>Sorrento Park</u>	<u>10</u>	<u>Active</u>
<u>Marsh Park</u>	<u>10</u>	<u>Resource-Based</u>
<u>Astor Lions Park</u>	<u>10</u>	<u>Active</u>
<u>McTureous Park</u>	<u>5</u>	<u>Passive</u>
<u>Astatula Boat Ramp</u>	<u>0.25</u>	<u>Special Use</u>
<u>Arnold Brothers Boat Ramp</u>	<u>0.15</u>	<u>Special Use</u>

1. Montverde

Following is a description of public recreation space provided by the Town of Montverde.

a. Kirk Park is an activity-based neighborhood park located behind the Town's municipal complex on 3.5 acres. The park is equipped with a play area, picnic tables and a grill. This park also has a recreation center, a basketball goal, shuffleboard court, a playground apparatus and a multipurpose ball field.

b. Franklin Park, a mini- park on half an acre (.07) of land, is located under the Town Water Tower in a high traffic area at the intersection of Seventh Street and Highway #455. It has a picnic table.

c. Lake Apopka Boat Ramp is a boat launch area at the end of Abrams Avenue providing access to Lake Apopka. It is a special use facility on less than a quarter of an acre (.04) of land.

d. Lake Florence (Lowry) Park can be found at the west end of Porter Avenue on two tenths (.23) of an acre of graded lakeshore property. The park has a seventy-five foot fishing pier

that extends into Lake Florence, as well as picnic tables, a wooden deck and a multi-purpose jungle gym.

e. Truskett Park is .51 of an acre of property that was privately donated to Montverde for recreational use. It is not yet developed. The park property accesses Lake Apopka, a freshwater lake where swimming is restricted due to the bacteriological content in its waters.

f. Smith Park is located on along the bike trail and is undeveloped recreation space that has been incorporated as part of the bike trail..

g. Mancuso Park is located on 2.9 acres of undeveloped recreation space that will be developed in the future.

1. Lake County

Although Lake County has several parks located throughout its territory, the only regional and large community park within a reasonable drive (30 minutes) from Montverde at the present time is Hickory Park. John's Lake Boat Ramp, located south of Montverde near the intersection of Highway 50 and Lake Boulevard, is the nearest County recreation facility. This special use park is approximately a tenth (.11) of an acre; it has a boat ramp to provide access to John's Lake and paved parking with a capacity for ten to fifteen vehicles with trailers. Residents and visitors who participate in water-related activities such as boating, fishing, and water-skiing may use this and other county-owned boat ramps to obtain access to numerous other lakes in Lake County.

A regional park facility has been constructed along the northern shore of Lake Harris, approximately fifteen (15) miles from Montverde. This park, called Hickory Point, will probably provide a diverse range of recreational activities and will contain both resource and activity-based facilities. The park has facilities such as a 12,600 square foot pavilion, BBQ pits and picnic tables, 12 boat ramps, a swimming beach, a floating dock marina, 80 wet piers and 2 fishing piers. Residents of Montverde will likely use recreation facilities at this park when it is developed, in addition to facilities available in Montverde.

3. State and Federal

The Ocala National Forest.

A federally owned park, this national forest extends into Lake County's northern territory. Activities available at this park include hiking, camping, fishing, water sports, picnicking, swimming, and nature walks. The national forest primarily serves as a resource-based park, much of which is open space (See Map 6-2).

State parks or nature reserves within Lake County include Hontoon Island State Park, Lake Griffin State Recreation Area, Lake Louisa State Park, the Green Swamp Wildlife Management Area, the Lower Wekiva River Reserve, and Rock Springs Run State Reserve (See Map 6-2).

Hontoon Island State Park.

Located in the northeastern quarter of Lake County, southeast of Highway 44, adjacent to the Lake/Volusia County line, Hontoon Island is a one thousand six hundred fifty (1,650) acre island with a variety of plantlife, accessible only by private boat or passenger ferry.

Lake Griffin State Recreation Area.

Located on US 441 opposite to City of Fruitland Park, this recreation area contains four hundred and twenty-seven (427) forested acres with various recreation facilities including a boat ramp, fishing pier, two (2) marina slips, canoes, a picnic area with tables and grills, a catwalk, camping and trailer sites, an equipped play area, and a half (1/2) mile hiking trail.

Lake Louisa State Park.

Located on Lake Nellie Road, this park consists of one thousand seven hundred (1,700) acres of forestland with a fresh water beach, a picnic area with tables and grills, two rental cabins, restrooms, parking, and a tenth (.10) of a mile hiking trail.

Green Swamp Wildlife Management Area.

This vast wetland area is located on SR 33 in the southern portion of Lake County, and has three (3) miles of hiking trails and parking.

Lower Wekiva River Reserve.

This reserve is comprised of four thousand six hundred thirty six (4,636) acres bordering two miles of the St. Johns River, the lower four and one-half miles of the Wekiva River, and four miles of Blackwater Creek. The only access point to this preserve, which lies in both Seminole and Lake Counties, is in Seminole County off SR 46, east of the Wekiva River. Managed by the Division of Recreation and Parks, recreational activities include horseback riding, canoeing, hiking, and nature study.

Rock Springs Run State Reserve.

This Reserve, bordering more than twelve miles of the Wekiva River and Rock Springs Run, is comprised of eight thousand seven hundred fifty (8,750) acres with a variety of plant communities. Its wetlands and uplands provide habitat for a variety of rare and endangered species native to Florida. The Reserve is open to a variety of recreational activities including hiking, camping, nature study, canoeing, horseback riding, and limited hunting.

4. Lake County School Recreation Sites.

There are no public school sites in the Town of Montverde. Therefore, there are no public recreational school facilities available for public use. Montverde Academy is a private institution.

B. Inventory of Private Recreation Space

In some communities, a variety of recreational opportunities are made available to the public by private entities, usually on a fee basis. At present, Montverde has limited private recreation facilities.

1. Private Residential Subdivisions.

There are no private residential subdivisions in Montverde that have recreation facilities.

2. Other Private Recreation Space.

Montverde Academy has private recreational facilities including three (3) tennis courts, a swimming pool, a gymnasium for roller skating, soccer field, baseball field, a gymnasium with a basketball court, and a running track. These facilities are for the

exclusive use of those students attending Montverde Academy and cannot be used by the public.

C. Inventory of Recreation Facilities

Table 6-2 summarizes all recreation facilities within the Town of Montverde according to both public and private ownership.

Table 6-2

Montverde Inventory of Existing Recreation Facilities : 2025				
FACILITY				
	EXISTING	EXISTING	EXISTING	TOTAL
	PUBLIC	PRIVATE	SCHOOL	FACILITIES
	FACILITIES	FACILITIES	FACILITIES	
Playground	1	0	0	1
Tennis Courts	1	3	0	4
Baseball/Softball Fields	1	1	0	2
Football/Soccer Fields	0	1	0	1
Handball/Racquetball Courts	0	0	0	0
Basketball Courts	0	1	0	2
Picnic Tables	7	0	0	5
Horseshoe Pits *	2	0	0	2
Boat Ramp Lanes	1	0	0	1
	-	-	-	-
* May be substituted for shuffleboard court, bocce court, or other lawn game.				
** Not opened to the public; represents Montverde Academy facilities.				
	-	-	-	-
Compiled by : Green Consulting Group, Inc.				

D. Inventory of Open Space

Open space means undeveloped lands suitable for passive recreation or conservation uses. Use of open space varies according to the function for which the land has been designated to serve due to natural or man-made constraints. Open space, in general terms, is land which has not been developed upon with buildings or other structures that impede the movement of air and light. Use of open space, though, varies according to the function for which the land has been designated to serve because of natural or man-made constraints. Open space is classified by function as utility, conservation, and corridor. A fourth classification is created if open space serves more than one function. Definitions for each classification are provided below.

1. Conservation Open Space

See Conservation Element for definition of Conservation Open Space. Areas within Montverde that represent conservation open space include:

- * Lake Florence
- * Wetland area (southwestern quarter of Montverde) south of Ridgewood Road
- * Wetland area north of CR 455 or Florence Lane

2. Utilitarian Open Space.

Utility open space represents areas unsuitable for as a result of the presence of a public utility or service, or areas that are not suitable to development because of the presence of a human service that would adversely affect the value of investments constructed thereon a particular site. Likewise, certain public

facilities and services operate more efficiently, economically, and safely when protected from the encroachment development due to a potential threat to public health and safety of development. Such areas include cemeteries, drainage canals, airport flight path zones, and regional utility lines. Within the Town of Montverde, such areas include:

- Montverde Cemetery

3. Corridor Open Space

Corridor open space consists of transportation right-of-way buffers used to separate motorized and non-motorized traffic routes, and transportation corridors from adjacent development. Corridor open space may be created to maintain the aesthetic nature or scenic character provided adjacent to a road. Examples of corridor open space include open areas within right-of-ways and bicycle/pedestrian trails. Within Montverde such areas include:

- * County Road 455 right of way
- * Highland Avenue right of way
- * Ridgewood Avenue right of way
- * Seventh Street right of way

4. Multi-Use Open Space.

Open space can serve a combination of the above functions. For example, a park can be located within a lake's floodplain to protect the lake from the encroachment of development and to prevent development from locating in an area where potential floods could destroy or damage property. Such areas within Montverde include:

Ridgewood Avenue and areas along Lake Apopka.

Goals, Objectives, and Implementing Policies

RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section establishes the goals, objectives, and implementing policies by which the Town of Montverde shall manage existing and future provisions of recreation and open space and associated facilities.

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. PROVIDE ADEQUATE RECREATION AND OPEN SPACE THROUGH THE COORDINATED UTILIZATION OF PUBLIC AND PRIVATE SITES TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENT AND SEASONAL POPULATIONS.

OBJECTIVE 6-1.1: ASSURE THE PROVISION OF ADEQUATE RECREATION SPACE. Assure the Provision of Adequate Recreation Space for Existing and Future Populations.

Policy 6-1.1.1: Level of Service Standards for Recreational Space.

The Town of Montverde hereby adopts the following minimum level of service for the provision of recreation space, through the year ~~2030~~ 203345:

6.0 Acres Per 1000 Residents

Policy 6-1.1.2: Monitor Compliance of Recreation Space Land Requirements.

Minimum land requirements needed to comply with the above adopted level of service standard shall be monitored and evaluated at least once a year through the Town's Concurrency Management System. Procedures for monitoring the level of service shall be included within this system.

Policy 6-1.1.3: Planned Capital Improvements Required to Meet Recreation Space Demands.

The Town shall include any declared land acquisition exceeding one acre for recreation space within the Capital Improvements Schedule. Funding shall be earmarked within the Five-Year Schedule of Capital Improvements for the purchase of one or more acres of park land to meet level of service requirements for year ~~2015~~2045.

Policy 6-1.1.4: Mandatory Dedication of Land for Recreation Space.

The Town incorporated provisions within Chapter 4, Article VIII of the Town of Montverde Land Development Code~~the Land Development Regulations~~ which require new development to provide recreation space, or pay fees in lieu thereof, consistent with the minimum level of service acreage requirements as applied to anticipated population associated with said development.

OBJECTIVE 6-1.2: MAXIMIZE USE OF EXISTING RECREATION SPACE. Maximize the Use of Existing Recreation Space By Promoting Recreation Activities.

Policy 6-1.2.1: Coordination with Lake County Parks and Trails Director.

The Town shall coordinate with the Lake County Parks and Trails Director to the use of John's Lake Boat Ramp, the Ferndale Preserve and Hickory Point Park for organized recreation activities for the Town's citizens.

Policy 6-1.2.2: Use of Lights.

To maximize the use of existing and future recreation sites, the Town shall analyze the use of lighting at existing and future activity-based parks.

OBJECTIVE 6-1.3: ASSURE EFFICIENT AND CONVENIENT ACCESS TO RECREATION SITES. Recreation Sites Shall be Accessible to the Public through Efficient and Convenient Entry to Parks and Facilities, and through Availability of Parking for All Recreation Participants.

Policy 6-1.3.1: Access to Recreation Sites.

The Town shall incorporate provisions within the Land Development Regulations which stipulate that access ways leading to recreation sites shall contain right-of-way widths adherent to standards incorporated within policies of the Transportation Element and principles established in Chapter 4, Article IV of the Town of Montverde Land Development Code~~the Land Development Regulations~~Codes.

Access ways to new recreation sites shall be analyzed for appropriate considerations to safe bicycle and pedestrian traffic, unless analysis of traffic circulation facilities indicates that such design lacks feasibility due to cost limitations, design constraints, or a threat to public safety.

Policy 6-1.3.2: Available Automobile Parking.

The Town incorporated principles within Chapter 4, Article IV of the Town of Montverde Land Development Code~~the Land Development Regulations~~Land Development ~~which~~Codes ~~which~~ require the provision of designated parking areas, either paved or unpaved, at all recreation sites according to parking requirements established within Chapter 4, Article IV of the Town of Montverde Land Development Code~~the Land Development Regulations~~. Parking may not be required at recreation sites for which insufficient land area is available, and where the site is within walking distance to the residences of its users.

Policy 6-1.3.3: Secure Storage Areas for Bicycles.

Bicycle storage areas shall be provided at active-based recreation sites by ~~2010~~20330. The type and quantity of such facilities shall be determined by the Town Council.

Policy 6-1.3.4: Access to Sites and Facilities for Transportation Disadvantaged.

The Town shall assure that all recreation sites are accessible to transportation disadvantaged (handicapped and elderly) citizens through the provision of designated handicapped parking areas, as required by State law, and through design consideration to recreation facilities that enable participation. The Town shall inventory all public recreation facilities to identify improvements required to accommodate there recreation site and facility access needs.

OBJECTIVE 6-1.4: POTENTIAL ACCESS TO TOWN LAKES. Encourage dedication and the purchase of Public Access Points to Lake Apopka and other smaller lakes in Montverde.

Policy 6-1.4.1: Acquire and Maintain Access Points to Lakefront Areas.

At the time new recreation sites are needed to meet level of service standards, the Town shall analyze the potential to acquire land adjacent to its lakes to enable public access to lake front areas, while encouraging new developments with lake access to donate a public lake access to meet the recreation level of service.

OBJECTIVE 6-1.5: ASSURE PROVISION OF OPEN SPACE. Assure Provision of Open Space through Land Acquisition and through Designation of Land for Open Space Use on the Future Land Use Map.

Policy 6-1.5.1: Open Space Definitions to be Consistent with Land Use Designations of the Future Land Use Map.

The Town hereby adopts the following definitions of open space types to be delineated on the Future Land Use Map under the general category of Open Space. (Recreation is a type of open space but constitutes a separate land use category on the Future Land Use Map.)

Conservation Open Space: 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 conservation open space areas shall be those which are designated for the purpose of conserving or protecting natural resources environmental quality and includes areas designated for such purposed 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. This definition of open space is intended to be consistent with that defined under Florida Administrative Code. Areas which qualify for such designation are described within the Conservation Element.

Utility Open Space: Areas unsuitable to development due to potential threat to public health and safety as a result of the presence of public utility or service, and areas that are not suitable to development because of the presence of a human service that would destroy the character of the site and adversely affect the value of investments constructed thereon. Such areas include but are not limited to cemeteries, drainage canals, airport flight path zones, and regional utility lines.

Corridor Open Space: This open space constitutes areas separating development from transportation corridors, areas preserved for proposed transportation routes, and areas used to improve the aesthetic character of a transportation corridor.

Such areas include open areas adjacent to roadways and bicycle paths, reserved right-of-way for future transportation corridors, and abandoned rail road right-of-way.

Multiple-Purpose Open Space: Open space comprising two or more of the above open space types.

Policy 6-1.5.2: Designation of Open Space.

The Town shall designate open space on the Future Land Use Map according to the classifications set forth in Policy 6-1.5.1. The Future Land Use Map shall illustrate the areas designated for Recreation and Open Space.

OBJECTIVE 6-1.6: COORDINATE PUBLIC AND PRIVATE RECREATION RESOURCES. Coordinate Recreation Planning Activities with Local and State Governments to Avoid Duplication of Services.

Policy 6-1.5.1: Public Access to School Facilities.

The Town shall coordinate with Lake County and the Lake County Board of Education to establish an interlocal agreement which allows public access to any future school recreation sites located in Montverde.

Policy 6-1.6.2: Coordination with Lake County Park System:

The Town shall coordinate with the Lake County Parks and Trails Director prior to the scheduling of recreation improvements in the Town's Capital Improvement Element to assure that duplication of recreation services does not occur with Lake County parks and recreation facilities and that existing facilities are used to their maximum capacities. Coordination shall also include a review of the priority of County recreation improvements in order to incorporate Montverde recreation interests and needs.

Policy 6-1.6.3: Coordination with Florida Department of Environmental Protection.

The Town shall coordinate with the Florida Department of Environmental Protection, Division of Recreation and Parks, to identify available grant funds for recreation and open space land acquisition and for development of recreation facilities, particularly for the acquisition of land along the Lake Apopka shoreline.

Policy 6-1.6.4: Coordination with Private Recreation Space and Facilities.

The Town shall coordinate with the private development sector to assure that new residential developments within Montverde provide a fair and equitable share of recreation space and facilities demanded by their occupants.

CHAPTER VII**INTERGOVERNMENTAL COORDINATION
ELEMENT****9J-5.015 (3)****~~Goals, Objectives and Implementing Policies~~****Introduction- Data, Inventory and Analysis**

This Element provides the inventory of intergovernmental coordination processes and procedures for the Town of Montverde. The purpose of this element is for the Town of Montverde to coordinate its goals, objectives, and policies with adjacent units of government and regional and state agencies.

The listing of agencies in both the inventory and analysis are divided into two divisions for purposes of intergovernmental coordination in Table 1- Inventory of Existing Governmental Agencies. The PRIMARY agencies are those that are most essential to achieve the goal of managing future growth and development. These agencies include the Lake County Government and the Lake County School Board. These two entities are the most influential public-sector decision-making bodies that shape the location of growth and development in and around Montverde.

The Capital Improvement Elements of the County's and Town's Comprehensive Plan and the School Board's capital improvement program represent the majority of all public infrastructure investment in the County. Consequently, even as each government's capital improvement plan must be coordinated with their own individual long-range plans, so must they be coordinated with each

other. Unilateral decisions by individual local governments are not in the best interest of the County as a whole.

Table 1 - Inventory of Existing Governmental Agencies	
Agency	Abbreviation
Primary	
Lake County	LC
Lake County School Board	LCSB
Secondary	
Federal	
Environmental Protection Agency	EPA
Housing and Urban Development	HUD
Urban Mass Transit Administration	UMTA
Federal Emergency Management Administration	FEMA
Federal Aviation Administration	FAA
Army Corps of Engineers	ACOE
Fish and Wildlife Service	USF & W
U.S. Bureau of the Census	USBC
State of Florida	
Department of Transportation	FDOI
Department of Community Affairs	FDCA
Department of Environmental Protection	DEP
Department of Natural Resources	FDNR
Department of Health	DOH
Department of Agriculture and Consumer Affairs	FDACA
Department of State	FDOS
Florida Fish & Wildlife Conservation Commission	FFWCC
Regional	
East Central Florida Regional Planning Council	EFRPC
North Central Florida Health Planning Co. Inc.	NCFHPC
Independent Special Districts	
Lake County Hospital District	LCHTD
Special Districts	
St. Johns River Water Management	SJRWMD
Authorities	
Lake County Water Authority	LCWA
Utilities	
Sprint	SP

Comcast Cable	CC
Progress Energy	PE
Lake Apopka Natural Gas	LANG
Waste Pro Refuse Service	WP
Town of Montverde Water Service	CMWS

This section provides an inventory of governmental, quasi-governmental, and utility companies that have formal and informal intergovernmental relationships with the Town of Montverde. The listing in Table 1 includes those entities that the Town coordinates with on a regular basis as well as those that the local government will occasionally have the opportunity to coordinate with but on an infrequent basis. All entities that are listed provide services or information but do not necessarily have regulatory authority over the use of land. All of these entities are presented in both tabular and discussion format.

A coordination mechanism is usually a written agreement. Most existing mechanisms are formal in nature, such as interlocal agreements, statutory agreements, and franchise agreements. In addition, there exists extensive informal coordination on a day-to-day basis. Most of this informal coordination is by telephone, email or through other general avenues of sharing information.

Table 2- Existing Intergovernmental Coordinating Mechanisms, lists all entities from Table 1 that have formal and informal coordination mechanisms. Table 2 describes the existing coordinating mechanisms pertaining to the Town indicating the subject matter, the nature of the relationship and the office with primary responsibility for coordination. Most existing mechanisms are formal in nature, e.g. interlocal agreements, statutory requirements, and franchise agreements. In addition, there exists extensive informal coordination on a day-to-day basis. Most of this informal coordination is by telephone, email or through other general avenues of sharing information.

Table 2 also lists the entities from Table 1 that the Town occasionally has the opportunity to coordinate with but on such an infrequent basis

that no formal coordination exists. The discussion that follows under SECONDARY COORDINATION in the Analysis section describes the mechanisms that are in place to coordinate with these secondary agencies.

The following section gives a more detailed description of the material presented in Table 2.

Table 2				
Summary of Existing Intergovernmental Coordination Mechanisms				
Agency	Description of Existing Coordination Mechanism	Subject	Nature of the Relationship	Responsibility
LOCAL				
Lake County	Animal Control	County/City animal control	Internal	Public Safety
-	Cooperative Purchasing	Provides for quantity purchase at lower costs	Internal	Finance
-	Fire Protection	Mutual aid fire protection	Internal	Public Safety
-	Gas Tax	Additional 2 cent local gas tax divided between County and Town	Internal	Mayor
-	Library Service	Participation in countywide library service with local options	Internal	Leisure Services
-	Solid Waste	Solid waste disposal service	Internal	Public Works
-	Law Enforcement	Mutual Aide	Internal	Public Safety
-	Joint Planning	Jointly plan and administer development approvals and long range planning within the planning area	Internal	Planning
FEDERAL				

<u>Environmental Protection Agency</u>	<u>Federal Laws</u>	<u>Wetlands; Air Quality</u>	<u>Use of land development code to promote compliance of new development</u>	<u>Planning</u>
<u>Housing and Urban Development</u>	<u>Federal Laws; HUD 202 Program</u>	<u>Subsidized</u>	<u>Low-income apartment funded by HUD; city monitoring</u>	<u>Mayor</u>
<u>FEMA</u>	<u>Flood Insurance Program</u>	<u>Flood prone areas</u>	<u>Control of development in flood prone areas via Town code</u>	<u>Planning</u>
<u>Army Corps of Engineers</u>	<u>Dredge and Fill Permits</u>	<u>Development of jurisdictional lands</u>	<u>Control of development in areas of COE jurisdiction via city monitoring of permits</u>	<u>Planning</u>
<u>US Fish and Wildlife Service</u>	<u>Endangered Species Act</u>	<u>Endangered Species</u>	<u>USFWS reviews Developments of Regional Impact (DRIs)</u>	<u>Planning</u>
<u>Bureau of Census</u>	<u>Census</u>	<u>Demographic data</u>	<u>Bureau provides census data for town's use</u>	<u>Planning</u>

1. Adjacent Local Governments

a. Lake County Government

Unincorporated Lake County is adjacent to the Town of Montverde. Lake County government provides public safety

assistance through the county wide E-911 system and back-up assistance from the Lake County Sheriff's Department. All municipal solid waste is deposited at the county-owned landfill. Issues related to permitting pollution sources and retention and detention of stormwater are governed by the St. Johns River Water Management District.

b. Lake County School Board

There is formal coordination between the School Board and the Town of Montverde, through an Interlocal Agreement for school siting criteria. No school facilities operated by the Lake County School Board are located within the Town.

c. Lake County Sheriff

The Town has an interlocal agreement with the County for back-up police dispatching. Calls relative to police protection within the Town limits of Montverde are referred by the dispatcher in the County Sheriff's Office to Montverde police and fire departments in the event that the Montverde Police Department could not handle the calls.

2. Coordination with Federal Agencies

The only federal agency listed in Table 1 and 2 that the Town formally coordinates with is the Federal Emergency Management Administration. This coordination is achieved through the Town's flood ordinance. The Town does informally coordinate with the other federal agencies at infrequent times but there is little opportunity. For example, there are no airports in the Town; therefore, there is no need for coordination with the Federal Aviation Administration.

3. State Agencies

a. Department of Transportation

The Florida Department of Transportation develops the five-year road program and coordinates the design, construction, and maintenance for all of Florida's highway system. FDOT is not responsible for County Road 455 through the Town of Montverde. The FDOT has some regulatory authority over the use of the land along state roads. These functions include the location and design standards for curb cuts along state roads and in determining the functional classification of the state designated facilities. The Town of Montverde is within FDOT District 5 which administers from the Deland Office.

b. FloridaCommerce

FloridaCommerce provides community technical assistance in several areas related to community planning. These substantive areas include housing, energy conservation, housing assistance, community development, resource planning and management, community services, disaster preparedness, land and water management, public safety, and disaster recovery. FloridaCommerce does not have regulatory authority over the use of the land although it does have appeal powers to the Governor and Cabinet. FloridaCommerce authority has been broadened in its review of comprehensive plans through the compliance process, however.

The major area that the FloridaCommerce and the Town have coordination in is community planning. This has been through the Local Government Comprehensive Planning Act in 1975 and its subsequent revision in 1985. Chapter 163, Florida Statutes is known as the Local Government Comprehensive Planning and Land Development Regulation Act which provides that all counties and incorporated municipalities prepare a comprehensive plan and implement development regulations. The Town Clerk is the principal liaison for the Town in community planning matters.

c. Department of Environmental Protection

The Department of Environmental Protection (DEP) is the foremost agency in the State dealing with issues of environmental quality. The DEP has regulatory authority that encompasses large and small quantity hazardous waste generators, air pollution emissions, solid waste disposal, potable water usage, dredge and fill permitting, and development in environmentally sensitive areas. DEP is the state permitting agency with regulatory authority over the use of the land within waters of the State. The enabling legislation that covers these activities is Section 403.813, Florida Statutes. The types of activities within waters of the State that require permitting include dock and pier construction and dredging and filling. The Town does have one public dock on Lake Florence. There has been no dredging or filling of any lakes within the Town. The Town is within the Central District of the DEP whose district office is in Orlando.

d. Department of Natural Resources

The Department of Natural Resources (DNR) is charged with protecting and conserving Florida's natural resources and managing state owned land and aquatic preserves. The Town lies within the DNR's district which administers from Orlando. DNR's regulatory authority over the use of the land is found in Section 18-20, Florida Administrative Code. The code authorizes the DNR to comment on DEP dredge and fill permit applications to ensure that submerged state-owned lands will not be adversely affected by the activity. There are no public lands managed by the DNR within the Town.

e. Department of Health

The Town coordinates with the Florida Department of Health (DOH). DOH provides service delivery for social and medical care for children, youth, families, and the elderly. The FDOH also licenses mobile home parks and congregate living facilities. The Town is within District III-B whose office is in Tavares on State Road 19. DOH has regulatory authority over the use of the land in areas of public health and environmental control.

The coordination effort for social and medical care services is through the County Health Department which is actually an office of DOH and is simply housed within the County courthouse. The "County" Health Office coordinates both public and environmental health, dealing with septic tank regulation, water quality and pollution control matters.

Pollution control matters are dealt with by the County's Pollution Control Department, which is housed within the Environmental Services Department. The Department of Pollution Control is responsible for water quality issues related to sewage package treatment plants.

f. Department of Agriculture and Consumer Affairs

The Town maintains coordination with the Department of Agriculture and Consumer Affairs (DACS), Division of Forestry, and the Agricultural Extension Service. The Division of Forestry maintains an office in Leesburg and the Agricultural Extension Service has its office located at the County Agricultural Center which is located on State Road 19 at the southern limits of Tavares. The DACS offices provide staff and residents with technical assistance, consumer related services and publications.

g. Department of State

The Town coordinates with the Department of State (DOS) and its Division of Archives as it relates to the State's inventory of historic sites and properties, libraries, and fine arts. The Town coordinates on issues regarding sites that are or may be of archaeological or historical significance. The Division of Archives also participates in the Development of Regional Impact review process. The DOS is the Town's source for obtaining rules and regulation promulgated by State agencies. All ordinances passed by the Town must be recorded with the DOS.

h. Florida Fish & Wildlife Conservation Commission

No formal coordination exists between the Town and the Commission on a regular basis. However, the commission staff reviews and comments on comprehensive plan elements such as the Conservation Element. Commission staff also plays a role in the review of Developments of Regional Impact for issues related to wildlife and fisheries. The Commission maintains a fisheries research laboratory in Eustis. Any fisheries issues related to the lakes in the Town are coordinated through the Commission.

4. Regional Agencies

a. East Central Florida Regional Planning Council

The East Central Florida Regional Planning Council (ECFRPC) conducts planning functions in a six-county area in east central Florida. The Town of Montverde which is within Lake County is not a member of the Regional Planning Council. The Regional Planning Council has, as its central planning function, the implementation of the Comprehensive Regional Policy Plan pursuant to Chapter 187, Florida Statutes. The policy plan is used to achieve regional goals, objectives and policies. All local government comprehensive plans are required to be consistent with and further the regional policy plan. When reviewing the local plan, the regional planning council must apply the regional policy plan as a whole and not any particular policy.

b. WellFlorida Council.

Each county and municipality is within a regional health planning district under the wing of the DOH. The Town of Montverde is within DOH District III and is, therefore, under the WellFlorida Council. The Council is made up of appointees from purchasers, providers and consumers of health care. The Council used to review the provision of health care facilities through the "certificate of need" process which

has been turned over to DOH. The Council continues to monitor facilities with certificates of need during the construction phase of the facility. The Council is located in Gainesville and is a private/non-profit agency funded through the DOH. The Council does broad-based planning related to the provision of health care. The council is required to prepare a biennial plan which anticipates the health needs of the region. The plan inventories the health system components such as mental health, acute care and long term care facilities and outlines the future health care needs of the district. There is no formal coordination with the Town of Montverde.

5. Independent Special Districts.

a. Lake County Hospital Taxing District

Lake County is divided into two taxing districts for provision of public health care. The Town of Montverde falls within the South Lake County Hospital District created by Chapter 88-466, Laws of Florida. The District is governed by an eleven (11) member Board of Trustees appointed by the Governor and confirmed by the State Senate. The maximum tax levy that the South Lake County Hospital District can impose is two (2) mils. There is no formal coordination between the Town and the taxing district and the district does not have regulatory authority over the use of the land.

6. Special Districts

a. Lake County Soil and Water Conservation District

The Soil and Water Conservation District was created under Florida Statute 582. The district has taxing authority up to three (3) mils; they have never utilized this authority. Although formal in that its coordinating mechanisms are interlocal agreements, the Conservation District has solely a technical and educational function for the residents of Montverde on a case-by-case basis. It does have a planning function concerning land use but does not have

regulatory authority over the use of the land. Coordination between the Town and the Conservation District has been effective.

b. St. Johns River Water Management (SJRWMD)

The SJRWMD is a multi-county agency responsible for the use and management of the water resources. Lake County is located within the parameters of the Water Management District, which does have regulatory authority over the use of land and requires administrative review of permits for development proposals pursuant to Chapter 373, Florida Statutes. Within Chapter 373, Florida Statutes are Parts II, III, and IV which entails the permitting of consumptive use of water, regulation of wells, and management and storage of surface water respectively. Portions of the Florida Administrative Code implement these laws. The type of development proposal dictates the type of permit that will be needed.

The SJRWMD's main office is in Palatka and permitting within Lake County and Montverde is administered from that office. The SJRWMD is responsible for the cleanup of Lake Apopka under the Surface Water Improvement and Management Act (SWIM) passed in 1987.

c. Lake County Office of Fire Protection

Montverde is located within Fire District #9 and within the South Lake Taxing District or the Municipal Service Taxing Unit (MSTU). As with the County Sheriff's Office, an agreement exists between the County and the Town of Montverde that back up fire service will be provided by the County in the event that fire services needed supersede those that the Town is able to provide in a given situation.

7. Authorities

a Lake County Water Authority (LCWA)

The LCWA is a dependent special district established according to Florida Statute in 2024 . The LCWA is funded from Ad Valorem Taxes, through federal and state revenue sharing and grant programs. The LCWA's budget is approved annually by the Lake County Board of County Commissioners. The Authority's function is to control and conserve the fresh water resources of the County and to foster and improve tourism by improving water quality and, therefore, providing for the recreation needs of citizens and tourists. The authority is also charged with preserving, protecting and improving the habitat for fish and wildlife.

8. Utilities

a. Communications

The Town maintains a franchise agreement with multiple utilities for the provision of communication services within its corporate limits.

b. Electric

The Town maintains a franchise agreement with Duke Energy and SECO Energy for the provision of electrical power within its corporate limits.

c. Natural Gas

The Town maintains a franchise agreement with Lake Apopka Natural Gas for the provision of natural gas within its corporate limit.

d. Solid Waste

This company provides refuse collection service to residential and commercial concerns within the Town. Wastepro provides service to the Town for all solid waste pick-up.

e. Town of Montverde Potable Water Service

The Town of Montverde is the major provider of potable water within the corporate limits. The system is maintained by contract. The Town has two water wells which are indicated on the existing land use map or map series.

f. Utilities Inc.

Utilities Inc. provides water service to 47 residential units in the Four Lakes subdivision the southwest part of the Town.

Goals, Objectives and Implementing Policies

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives and implementing policies which shall direct and manage coordination responsibilities with Federal, State and Local governments whose activities effect, influence, or control government affairs held by the Town of Montverde.

GOAL 7-1: INTERGOVERNMENTAL COORDINATION. COORDINATE WITH FEDERAL, STATE AND LOCAL GOVERNMENT AND QUASI-GOVERNMENT ENTITIES WHOSE RESPECTIVE EMPOWERED ACTIVITIES, DUTIES AND RESPONSIBILITIES INFLUENCE, EFFECT, OR CONTROL GOVERNMENTAL AFFAIRS AND LAND DEVELOPMENT DECISIONS HELD BY THE TOWN OF MONTVERDE IN ORDER TO ESTABLISH EFFECTIVE GROWTH MANAGEMENT, DEVELOPMENT ACTIVITIES, AND NATURAL RESOURCE CONSERVATION, WITH CONSIDERATION TO LIMITED AVAILABLE FINANCES.

OBJECTIVE 7-1.1: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH LAKE COUNTY. Coordinate with Lake County on Issues Pertaining to Land Use Activities and Public Programs Applicable to Adjacent Unincorporated Lands and Unincorporated Enclaves.

Policy 7-1.1.1: Joint Planning Agreement.

The Town shall implement a Joint Planning Agreement (JPA) with Lake County. The JPA shall require purposeful and regular communication between Town and County officials to ensure development is implemented in accordance with the visions of both Town and County citizens. The JPA shall require the County actively communicate and coordinate with the Town on all proposed development applications within the JPA boundary including the Ferndale Rural Protection Area.

Policy 7-1.1.2: Exchange of Comprehensive Plans.

Through the JPA process, the Town shall willingly provide a copy of its Comprehensive Plan to Lake County and shall file a written request to the county to receive a copy of the Lake County Comprehensive Plan to mutually promote consistency with adopted Plans.

Policy 7-1.1.23: Notification of Amendments to Comprehensive Plan and Development Activities.

The Town shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to Montverde boundaries as well as such activities occurring within one mile from the Town's limits, within a reasonable timeframe for the Town to respond to any concerns. The Town shall reciprocate such information to Lake County and allow response to Lake County growth management concerns.

Policy 7-1.1.34: Resolution of Transcending Growth Management Issues.

Through the JPA process, the Town shall coordinate growth management issues transcending jurisdictional areas through cooperative communications with Lake County at the staff and official government levels by presenting Town concerns through documented transmittals, scheduled meetings, attendance at County public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications. The Town shall promote reciprocal participation of County staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

a. Annexation of Adjacent Lands. The Town has engaged in mutual discussion with Lake County to establish a Joint Planning Agreement to direct an orderly and timely process of annexing unincorporated land adjacent to the Town. A Joint Planning Agreement and the Interlocal Service Boundary Agreement shall include, but is not limited to the following issues:

- i. Delineation of general area in which the Town shall pursue annexation;
 - ii. Mutually agreeable land use designations for unincorporated areas within the confines of the annexation zone, with emphasis on compatibility with both the Town and County Comprehensive Plan Future Land Use Elements;
 - iii. Jurisdiction responsible for providing water, sewer, traffic circulation, and drainage facilities during the interim and post annexation periods;
 - iv. Availability of public facilities and service to meet demands currently generated by existing development or that are anticipated for eligible land use activities permitted within the proposed annexation area;
 - v. Agreement to Levels of Service provided to existing and proposed development within the annexation zone during the interim annexation period.
 - vi. Determination of appropriate application of a concurrency management system for the annexation zone.
- b. Land Use Planning of Adjacent Lands. The Town shall coordinate with Lake County through the Joint Planning Agreement to pursue appropriate land management for unincorporated areas adjacent to the Town, including enclaves, to avoid conflict created by possible placement of incompatible land uses and to establish compatibility between Town and County growth management efforts. The Town shall coordinate with Lake County to establish a mutually compatible growth management framework, with consideration to implementing such activity through an interlocal agreement, which addresses the following planning and development issues:

i. Land Development Regulations. Review and compare municipal and County land development regulations applicable to respective adjacent lands for compatibility and for conflict with growth management goals, objectives and policies.

ii. Comprehensive Planning for Adjacent Unincorporated Incorporated Land. Develop a mutually agreeable future land use designations for adjacent unincorporated and incorporated land.

iii. Review Impacts of Development. Review impacts of development within adjacent unincorporated lands, including impacts to adopted levels of service; concurrency management issues; affects on annexation issues; and changes to comprehensive plans and land development regulations; location and timing of proposed development; and impacts to conservation activities and preservation of natural resources.

iv. Mitigate Impacts to State Roads. Focus commercial development along State roads to incorporated areas, and designate lands in unincorporated areas adjacent to municipalities to low-density, non-intensive land uses.

c. Solid Waste. The Town shall coordinate with the Lake County Department of Environmental Services to explore improvements and efficiency to the County's solid waste management program, including the collection, disposal and monitoring of hazardous wastes. Other issues for which coordination efforts are necessary include:

i. Recycling programs and management strategies established by the County.

ii. Curtail illegal dumping of solid waste as well as disposal practices which are detrimental to the existence of natural resources and ecological communities.

iii. Monitor ground water quality adjacent to the abandoned land fill just south of Montverde.

d. Traffic Circulation. The Town shall coordinate with Lake County, as well as the Florida Department of Transportation, to resolve traffic improvement needs. Issues to be addressed include, but are not limited to:

Surface Water Management and Drainage. The Town shall coordinate with Lake County to implement stormwater and drainage improvement needs indicated through the results of the County's Stormwater Study, and to coordinated proposed development within the Comprehensive Plan with improvements scheduled within the Lake County Stormwater Master Plan. Other issues to be addressed include stormwater impacts to water quality in the Town's lakes and in groundwater aquifers.

e. Groundwater Quality and Conservation. Issues which the Town needs to address with Lake County include the preservation of natural resources which transcend jurisdictional boundaries and the protection of potable water storage areas of the Floridian Aquifer. Coordination should focus on the effectiveness of the Comprehensive Plan and implementation activities established within the Land Development Regulations to conserve and protect these natural resources.

f. Housing. The Town shall coordinate with Lake County to address affordable housing issues and housing needs for special groups. Coordination shall also include review of adjacent land uses within adjacent unincorporated areas to assure residential development within these areas does not adversely affect housing markets and development within the Town of Montverde. Coordination efforts shall be conducted through the Lake County Department of Planning and Development. Such coordination shall involve the Town's participation in and contribution to Lake County's affordable housing program and such programs for low and moderate income households.

g. Recreation. The Town shall coordinate with the Lake County Parks and Trails Department to avoid duplication of recreation services proposed within each government's comprehensive plan. The Town shall also promote the exchange of recreation plans between the two entities. The Town coordinated with the County in the construction of a bicycle/pedestrian path along the abandoned railroad right-of-way running parallel to the segment of CR 455 in Montverde.

h. Disaster Preparedness. Issues concerning disaster preparedness shall be addressed to and coordinated with the Lake County Emergency Services Department and other governmental entities as deemed necessary to maintain and revise plans and policies directing emergency preparedness in order to protect life and property in the event of a disaster.

OBJECTIVE 7-1.2: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF THE LAKE COUNTY BOARD OF EDUCATION AND MONTVERDE ACADEMY. Coordinate the Development Plans of the Lake County School Board, Montverde Academy, and Impacts of Existing and Proposed School Facilities on Public Facilities with the Comprehensive Plan.

Policy 7-1.2.1: Coordinate School Plans.

The Town shall coordinate with the Lake County Board of Education and Montverde Academy to discuss development plans for expansion of existing or development of new education facilities within the Town of

Montverde to assure such activities are consistent with growth management and development plans established within the Town Comprehensive Plan. Other issues to be coordinated shall also include impacts of such facilities on adopted levels of service established for roads, water, drainage, and solid waste services. The Town has adopted the provision of schools within the project review procedure through Resolution 2005-18. Coordination with the School

Board has drastically increased as a result of Senate Bill 360. Currently the Town of Montverde with Lake County School Board has been and will continue to be an active participant in this process.

Policy 7-1.2.2: Avoid Duplication of Services.

The Town shall also coordinate with the Lake County Board of Education and Lake County to integrate recreation facilities at school property into the recreation system for Lake County in order to avoid duplication of services already in place at school sites. In addition, discuss the use of school facilities for public meetings and other public use when demand warrants the use.

OBJECTIVE 7-1.3: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH PLANS OF FEDERAL and STATE REGULATORY AGENCIES. Coordinate with Federal, State, and Regional Government Agencies to Establish Consistency and Compatibility between the Town's Comprehensive Plan and the Plans and Proposed Activities of these Regulatory Agencies.

Policy 7-1.3.1: Comprehensive Planning Administration.

The Town shall coordinate with the State of Florida on issues pertaining to the administration of amendments to the Comprehensive Plan and for technical assistance in areas relating to community planning. Coordination shall occur with the U.S. Bureau of the Census to obtain demographic information and data pertaining to the Town of Montverde in order to update the data inventory and analysis component of the Comprehensive Plan. The Town shall also coordinate with the Bureau to promote the successful completion of the 2010 U.S. census, both independently or through the Lake County.

Policy 7-1.3.2: Transportation Issues.

Results of the 2000 Census indicated the presence of an urban area(s) within Lake County qualifying for the establishment of a metropolitan planning organization (MPO) which functions to resolve traffic circulation issues transcending intra-Lake County jurisdiction boundaries and, thus, causing regional impacts.

Policy 7-1.3.3: 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 7-1.3.4: Housing Issues.

The Town shall coordinate with the U.S. Department of Housing and Urban Development (HUD) and the Florida Department of Community Affairs (FDCA) independently and in conjunction with the Lake County Department of Growth Management to obtain financial assistance for affordable housing programs serving low and moderate income households within Lake County, including supporting infrastructure. Such coordination shall discuss the plans of HUD to make assistance available to Lake County. The Town shall also coordinate any plans and programs concerning improvement of substandard housing held by the Florida Department of Health with housing programs and activities proposed within the Comprehensive Plan.

Policy 7-1.3.5: Public Facility Issues.

Issues concerning coordination with State and Federal agencies involve drainage, solid waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The Town shall coordinate plans and improvements proposed and scheduled within the Comprehensive Plan with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. Issues with more specific concerns shall involve the following:

- a. Drainage. The Town shall coordinate land use activities and plans within the Comprehensive Plan with the 100-year floodplain

designated by the Federal Emergency Management Administration. The Town shall also coordinate comprehensive planning activities with stormwater management plans and scheduled improvements affecting the Town of Montverde under the authority of the Army Corps of Engineers, the Lake County Water Authority, and the St. Johns River Water Management District.

b. Solid and Hazardous Waste. The Town's solid waste disposal needs addressed within the Comprehensive Plan shall be coordinated with plans, programs, and administered legislative actions placed under the authority of the Florida Department of Environmental Protection (FDEP). As disposal facilities are operated by Lake County, most coordination with this issue will likely occur between FDEP and the County. Hazardous waste issues addressed within the Comprehensive Plan shall be coordinated with the State and Federal plans, programs, and administered legislative actions delegated to the FDEP and the U.S. Environmental Protection Agency.

c. Potable Water and Sanitary Sewer. The Town shall coordinate the Comprehensive Plans with the plans and programs of FDEP and the SJRWMD pertaining to the use and conservation of water. The Town shall also coordinate with these agencies for available funding offered for the implementation of water and improvements.

d. Natural Ground Water Aquifer Recharge. Activities proposed within the Town's Comprehensive Plan to protect the quality and quantity of groundwater shall be coordinated with plans programs, and administered legislative actions of the SJRWMD and, where appropriate, with the FDEP. Coordination shall also involve available State funds for the acquisition, through lease or purchase, of land to preserve high recharge areas.

e. The Town will adopt a water supply facilities work plan that is coordinated with the Water Management District's Water Supply Work Plan by updating the work plan and related comprehensive

plan policies within 18 months of an updating to SJRWMD's District Water Supply Plan that affects the Town.

f. The Town will participate in the development of updates to SJRWMD's water supply assessment and District Water Supply Plan and other water supply development-related initiatives facilities by SJRWMD that affect the Town.

Policy 7-1.3.6: Conservation Issues.

Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent the Town's lakes, protection of the natural groundwater aquifer, historical sites, wetlands, sinkhole potential, wildlife and wildlife habitats, and air quality. The Town shall coordinate the Comprehensive Plan with the plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies. Specific issues for coordination include the following:

a. Lakes. The Town shall coordinate issues pertaining to the surface water quality within Lake Apopka, Franklin Pond, and Lake Florence with the SJRWMD and the FDEP. Where issues address conditions of the lakebed, coordination shall also be exerted with the FDEP. There deemed appropriate, issues concerning the quality of water draining into the lake shall be addressed to SJRWMD. The Town shall cooperate with the SJRWMD in efforts to undertake mitigation.

b. Vegetative Communities. The Town shall coordinate with FDEP, and SJRWMD to evaluate the possibility of obtaining State funds to acquire wetland areas for preservation purposes.

c. Endangered Species. The Town shall coordinate growth and development proposed in the Comprehensive Plan with proposed wildlife and vegetation preservation programs proposed by the Florida Fish and Wildlife Commission, the U.S. Fish and Wildlife Service, and the Florida Department of Agriculture for aquatic and land

species within and adjacent to Town lakes, and identified wildlife habitats and vegetative communities within Montverde.

Policy 7-1.3.7: Recreation Issues.

The Town shall coordinate recreation plans proposed within the Comprehensive Plan with proposed programs and plans established by the Florida Department of Environmental Protection for Lake County.

Policy 7-1.3.8: Disaster Preparedness.

The Town shall coordinate growth and development proposed within the Comprehensive Plan with the proposed emergency preparedness plans and programs of the Florida Department of Emergency Management and the Lake County Emergency Services Department.

OBJECTIVE 7-1.4: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH THE EAST CENTRAL FLORIDA REGIONAL PLANNING COUNCIL. Coordinate Proposed Development within the Comprehensive Plan with Policies Established within the ECFRPC's Regional Policy Plan.

Policy 7-1.4.1: Cooperation with the East Central Florida Regional Planning Council (ECFRPC).

The Town shall cooperate with the ECFRPC in the review of regional policies and standards which require coordination with local governments and their comprehensive planning activities. The Town shall assure that proposed growth and development within the Comprehensive Plan remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, development of regional impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

OBJECTIVE 7-1.5: COORDINATE COMPREHENSIVE PLANNING ACTIVITIES WITH NON-REGULATORY AND QUASI-GOVERNMENT

ENTITIES. Coordinating Comprehensive Planning Activities with Plans Established by Non-Regulatory and Quasi-Government Entities. Such Entities shall include, but are not limited to, the Duke Energy, SECO, Lake Apopka Natural Gas, Sunshine Water Services, and Town of Montverde Water Service. ▸

Policy 7-1.5.1: Coordination of Planning and Development Activities. Coordination shall occur with the aforementioned entities to promote consistency and compatibility with growth and development anticipated within the Comprehensive Plan with plans of above cited entities to expand, limit, reduce, or cease altogether, the respective services currently provided to residents and development within the Town of Montverde. The Town shall provide a copy of the Comprehensive Plan to each entity directly or upon request, and shall request that each entity notify the Town of any plans to expand, limit, reduce, or cease such service at that time such a determination is established.

The Town shall also coordinate, when considered applicable, amendments to the Comprehensive Plan and revisions to the Land Development Regulations with affected entities, allowing reasonable time in which to issue a response.

OBJECTIVE 7-1.6: MECHANISMS FOR COORDINATING IMPACTS OF DEVELOPMENT PROPOSED IN ADJACENT GOVERNMENTAL JURISDICTIONS. Informal and Formal Mechanisms for Coordinating Impacts of Development Proposed in Adjacent Governmental Jurisdictions Shall be Established.

Policy 7-1.6.1: Formal Mechanism.

The Town shall file a written request to Lake County to establish a Joint Agreement to mutually disseminate information pertaining to proposed development adjacent to the Town, or proposed within a distance at which an impact to levels of service will be evident, in order to coordinate growth and development affecting adjacent government's adopted levels of services or other development

concerns addressed within the Comprehensive Plan. Such an Agreement should stipulate required responsibility of a developer to include a joint technical analysis of both jurisdiction's Concurrency Management Systems where a proposed development is anticipated to impact levels of service within both areas.

The Town Clerk shall assume responsibility to coordinate with Lake County on development impacts transcending Town boundaries.

Policy 7-1.6.2: Informal Mechanisms.

The Town Planning and Zoning Committee shall coordinate with the Lake County Department of Growth Management Department to jointly review impacts of development on Montverde's adopted levels of service and anticipated growth and development within the Town. Such activities shall occur through joint meetings, written and verbal transmittal, and Town attendance at appropriate County public meetings addressing the proposed development.

OBJECTIVE 7-1.7: ASSURE CONSISTENCY AND COMPLIANCE WITH LEVEL OF SERVICE STANDARDS APPLICABLE TO FACILITIES AND SERVICES CONTROLLED BY OTHER GOVERNMENTS. (Solid Waste Disposal is the Only Service Provided to Montverde by an Adjacent Jurisdiction.) Assure Consistency and Compliance with Lake County's Adopted Level of Service for Solid Waste Disposal.

Policy 7-1.7.1: Coordinate with Lake County Dept. of Environmental Services. The Town shall coordinate with the Lake County Department of Environmental Services to assure that existing and projected solid waste volumes generated by the Town are consistent with the County's ability to dispose waste. Such coordination shall also include the County's ability to manage and monitor hazardous waste generated within the Town.

OBJECTIVE 7-1.8: RESOLUTION OF ANNEXATION ISSUES. Resolve Annexation Issues through the Establishment of a Joint Planning Agreement with Lake County.

Policy 7-1.8.1: Joint Planning Agreement.

The Town shall coordinate with Lake County to establish a joint planning agreement which addresses appropriate procedures for annexation, delineates adjacent lands which may be annexed (an annexation zone). Establishes land uses for the annexation zone which are compatible with both the County and Town's future development plans, and defines appropriate application of concurrency management for this zone.

OBJECTIVE 7-1.9: CONCURRENCY MANAGEMENT SYSTEM AND COORDINATION. Develop a Coordinating Mechanism to Update Available Capacity and Other Data Base Needs within the Concurrency Management System.

Policy 7-1.9.1: Data Base Management.

The Town shall incorporate data base management techniques including Geographic Information Systems (GIS), and projection and forecasting methodologies which are generally recognizable and accepted area-wide applications within the Concurrency Management System.

Policy 7-1.9.2: Application of Area-wide Data Resources.

The Town shall analyze the application of Lake County's Concurrency Management System to measure its consistency and compatibility with Montverde's system.

Policy 7-1.9.3: Coordination of Concurrency Management Issues. The Town shall coordinate concurrency management issues affecting land development within and adjacent to its jurisdictional area with the Lake County Department of Growth Management. The Town shall also exchange information pertaining to the Concurrency Management System with Lake County and shall request in written

transmittal to Lake County that updated reports on the status of its concurrency management system which pertains to adjacent land, be forwarded to the Town to promote awareness of remaining public facility capacities within each jurisdiction.

OBJECTIVE 7-1.10: CONFLICT RESOLUTION THROUGH MEDIATION. The Town Shall Coordinate with Other Public Entities in Drafting a Strategic Plan for Lake County for Resolving Conflicts between Montverde and Lake County, other Lake County municipalities, the Lake County Board of Education, Special Purpose Districts, and Other Non-Regulatory Agencies Not Having Authority Over the Use of Land.

Policy 7-1.10.1: Informal Mediation Process.

The Town shall coordinate with Lake County to establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services but not having regulatory authority over the use of land.

Policy 7-1.10.2: Formal Mediation Process.

Where informal mediation fails to resolve local conflicts, the Town Commission may determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council unless evidence is shown that the ECFRPC will not represent a fair or unbiased mediator. Upon such determination, the Town shall coordinate with the State of Florida to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.

CHAPTER VIII

CAPITAL IMPROVEMENTS ELEMENT

Introduction- Data, Inventory and Analysis

The Capital Improvements Element of the Town of Montverde's Comprehensive Plan consists of two parts: the Capital Improvements Data Inventory and Analysis, and the Goals, Policies, and Objectives. The data inventory and analysis is used to determine and support the necessary goals, objectives and policies through which the Town shall manage the implementation of capital improvements that are necessary to meet needs of existing and future population. The Capital Improvement Goals, Objectives and Policies are provided within a separate document.

Data, Inventory, and Analysis



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

Adopted on
Ordinance No.

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

Adopted on
Ordinance No.

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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

Description

The Boat Ramp

Provides access to Lake Apopka

Truskett Park

Amenities include a boardwalk and a covered dock.

Kirk Park

Amenities include a baseball field, basketball and tennis courts, a playground, and a community center with a covered pavilion.

Lake Florence Park

Amenities include benches and play equipment.

Multi-Model Trails

Amenities include approximately 1.8 miles of paved trails.

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:

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

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

Description	Unit Price	Unit	Total Price
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
Sodium Hypo and anti-scalant systems duplication and arrangement modifications for n+1 system design; addition of (2) 500-gallon storage tanks			
Crane rental for pump install -	\$10,000.00	LS 1	\$ 10,000.00

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Electrical, Instrumentation, & Controls	\$65,000.00	LS 1	\$ 65,000.00
UFA Sustainability Study	\$41,500.00	LS 1	\$ 41,500.00
Engineering Services - Complete Design and Bid 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
Above Ground Tank (AST 300,000 gallons)	\$2,600,000.00	LS 1	\$ 2,600,000.00
GST transfer pump station	\$225,000.00	LS 1	\$ 225,000.00
reinforced concrete slab Pump Station Roof Canopy	\$140,000.00	LS 1	\$ 140,000.00
Piping and Valves	\$120,000.00	LS 1	\$ 120,000.00
Electrical, Instrumentation, & Controls	\$120,000.00	LS 1	\$ 120,000.00
Pump Station Building Renovation	\$189,200.00	LS 1	\$ 189,200.00
Stormwater Pond Construction	\$23,380.00	LS 1	\$ 23,380.00
Engineering Services – Bid Preparation	\$141,758.0	LS 1	\$ 141,758.00
Engineering Services - Bidding Admin, Construction	\$70,879.00	LS 1	\$ 70,879.00
Contingency (20%)			\$ 326,043.40
Phase IB Total			\$ 3,956,260.40

Phase II

Description	Unit Price	Unit	Total Price
SCADA Improvements - hardware upgrades	\$20,000.00	LS 1	\$ 20,000.00
Engineering Services - Complete Design	\$65,000.00	LS 1	\$ 65,000.00
Engineering Services - Installation and Testing	\$15,000.00	LS 1	\$ 15,000.00
Contingency (20%)			\$ 20,000.00

<u>Montverde Comprehensive Plan Capital Improvements Element Sept 19, 2024 V2</u>			
<u>Town of Montverde</u>		<u>Chapter 8</u>	
<u>Comprehensive Plan</u>		<u>Capital Improvements Element</u>	
<u>UFA Well Pump</u>	<u>\$100,000.00</u>	<u>LS 2</u>	<u>\$200,000.00</u>

New 1,500 gpm well pump and

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

<u>of new pump</u>	<u>\$20,000.00</u>	<u>LS 2</u>	<u>\$ 40,000.00</u>
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Crane rental for pump removal

<u>and installation</u>	<u>\$20,000.00</u>	<u>LS 2</u>	<u>\$ 40,000.00</u>
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<u>Electrical, Instrumentation, & Controls</u>	<u>\$7,500.00</u>	<u>LS 2</u>	<u>\$ 15,000.00</u>
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Engineering Services - Complete

<u>Design and Bid</u>	<u>\$32,500.00</u>	<u>LS 1</u>	<u>\$ 32,500.00</u>
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Engineering Services - Bidding

<u>Admin, Construction</u>	<u>\$16,250.00</u>	<u>LS 1</u>	<u>\$ 16,250.00</u>
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<u>Contingency (20%)</u>			<u>\$ 74,750.00</u>
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<u>Phase IIB Total</u>			<u>\$ 568,500.00</u>
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Phase IIC

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

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

PHASE IIA - SCADA IMPROVEMENTS

Description	Unit Price	Unit	Total Price
Irrigation Augmentation	\$3,500,000.00	LS 1	\$5,000,000.00
Connect Lake, reuse, or LFA water to irrigation	\$50,000.00	LS 1	\$ 50,000.00
Engineering Services -	\$25,000.00	LS 1	\$ 25,000.00
Contingency (20%)			\$ 115,000.00
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
Engineering Services - Complete Design and Bid	\$240,000.00	LS 1	\$ 240,000.00
Engineering Services - Bidding Admin, 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

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

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.

Baffle Box or other filtration for water entering Lake Florence	\$1,750,000.00
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:

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

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,

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

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

GOALS, OBJECTIVES AND IMPLEMENTING POLICIES.

This section stipulates goals, objectives and policies for implementing the capital improvement schedule for the Town of Montverde.

8-1. GOAL: MANAGEMENT OF CAPITAL IMPROVEMENT. UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES WITHIN THE TOWN'S JURISDICTIONAL AREA IN A MANNER WHICH PROTECTS INVESTMENTS AND EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, CONSERVES ENVIRONMENTALLY SENSITIVE LANDS, AND PROMOTES ORDERLY COMPACT GROWTH.

OBJECTIVE 8-1.1: PURPOSE OF CAPITAL IMPROVEMENTS MANAGEMENT.

Capital Improvements Shall be Provided for Purposes of Correcting Existing Deficiencies. Accommodating Desired Future growth, and Replacing Deteriorated or Obsolete Facilities. Capital Improvements Shall be Programmed within the Five-Year Schedule of Capital Improvements, ~~as Shown in Table VIII-11, According to the Rank of Priorities and Timing Set Forth Thereinas provided in the Data and Analysis Section of this Element.~~

Policy 8-1.1.1: Public Facilities Definition.

Public facilities for the purpose of the Comprehensive Plan shall be construed to include the structure, land design, permitting, ancillary equipment, and construction costs related to the following capital improvements:

- * arterial, collector and local roads;
- * potable water;
- * sanitary sewer;
- * parks and recreation;

- * stormwater management;
- * solid waste collection and disposal.

Policy 8-1.1.2: Level of Service Categories Applicable to Public Facilities.

Montverde shall apply level of service standards to public facilities according to the following categories:

DRAFT - SEPTEMBER 4, 2024 - SEAN PARKS
 Montverde Comprehensive Plan
 Capital Improvements Element

	2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034	
REVENUE	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds
1 General/Special/Debt Funds																						
2 General Impact Fund																						
3 New Debt Borrowings/Bonds																						
4 Impact Fees and Developer Fees																						
5 All Other Revenue																						
6 CIP Grant																						
7 New Revenue Requesting Value																						
8 Montverde Revenue & Expenditure																						
9 REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10 EXPENDITURES																						
11 REPLACEMENTS																						
12 Water																						
13 Water Meter Update Program																						
14 Update Pipes & Lanes																						
15 Recreation																						
16 Park Improvements																						
17 ANNUAL BALANCE																						
18 5-YEAR PLANNING PERIOD BALANCE																						

Source: Improvements identified within individual elements of the Comprehensive Plan of the Town of Montverde. Prepared by: Town of Montverde

Click to enlarge.

A. Concurrency -- Public facilities for which a level of service must be established for concurrency determination. These facilities include roadways, sanitary sewer, solid waste, and parks and recreation facilities under ownership and operation authority of Montverde.

B. Non-Concurrency – Public facilities exempt from concurrency determination that Montverde shall include in the financial capacity analysis within the Capital Improvements Element. These facilities include Fire control, law enforcement, public building, and government services.

Policy 8-1.1.3: The Town of Montverde hereby adopts by reference the 5-Year Schedule of Improvements, as formal adopted by the Lake Sumter Metropolitan Organization on July

~~Policy 8-1.1.4: Qualification and Scheduling of Capital Improvements.~~ The Town shall include within the ~~Five-Year~~ ~~TenFive-Year~~ ~~Schedule of Capital Improvements~~ only those improvements identified in any of the respective elements of the Town's Comprehensive Plan which meet the below cited requirements for qualification as a capital improvement:

~~(a) Infrastructure: Improvements shall be a permanently fixed structure with a minimum life expectancy of five years or more, and have an estimated cost of \$10,000 or more;~~

~~(b) Land Acquisitions: All land Acquisitions exceeding one acre or valued at \$15,000 or more dollars.~~

~~(c) Service or Supporting Facilities: Facilities and services necessary to support the maintenance of infrastructure or to provide a needed service, and having an estimated cost of \$10,000 or more.~~

~~(d) Preparatory Services: Expenditures for professional engineering, planning, or research services that may be necessary prior to the implementation of infrastructure projects, supporting facilities and services, land Acquisitions, or other services which exceed \$15,000 or more dollars.~~

~~(e) Bond Issues: Any infrastructure, land Acquisitions, supporting facility improvements, or services requiring financing through the issuance of a bond.~~

Policy 8-1.1.54: Classification of Capital Improvement Types. The Capital Improvements Element and the ~~Five-Year~~ Five-Year Schedule of Capital Improvements shall distinguish and classify

capital improvements according to the following three categories:

- a. Deficiencies -- improvements required to eliminate a current deficiency in the provision of public facilities and services;
- b. Replacement -- improvements required to replace or repair existing facilities which are obsolete or worn-out to a degree threatening the maintenance of an adopted level of service standard;
- c. New (or Growth) -- improvements necessary to provide new facilities and services to meet demands generated by anticipated growth and development identified within the Future Land Use Element.

Policy 8-1.1.65: Inclusion in the Five-Year Capital Improvement Program and Annual Capital Budget.

All improvements not qualifying for inclusion in the Five-Year Schedule of Capital Improvements, as defined in Policy 8-1.1.1, shall be included in the Town's annual capital budget and may be placed with operating and maintenance costs or capital outlay within analysis prepared in the Capital Improvements Element.

Policy 8-1.1.76: Priorities in Allocating Capital Improvements.

In allocating priorities for scheduling and funding capital improvement needs identified with the Comprehensive Plan, the Town shall assign highest priority to capital improvement projects listed in the Five-Year Schedule of Improvements which are designed to correct existing deficiencies; second priority shall be given to the replacement of worn-out or obsolete facilities in order to protect investments in existing public facilities; and third priority shall be given to improvements demanded by new growth and development. Capital improvements financed by grant funds or restricted revenues earmarked for a specific and

limited use may be scheduled before other higher priority projects in the Five Year Schedule of Capital Improvements on the basis that these funds will be forfeited if not used within a certain time period or purpose established by state or federal administrative codes or law.

Policy 8-1.1.~~87~~: Town ~~Mayer-Manager~~ to Draft and Rank Capital Improvement Priorities. The Town ~~Mayer-Manager~~ or his/her designee shall have the -authority and responsibility to evaluate and recommend an enumerated order of priority for capital improvements which are proposed for inclusion in the five-year schedule of capital improvements. The Town Council shall retain its authority to adopt the recommendations of the Town Mayor with or without modifications in the proposed five-year schedule of improvements.

Policy 8-1.1.~~98~~: Evaluation Criteria for Capital Improvement Projects.

All proposed capital improvement projects shall be evaluate for adequate contribution to the maintenance of established Levels of Service in compliance with Policy 8-1.3.~~54~~: Adopted Levels of Service. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines as well as those cited in Policy 8-1.1.~~98~~, Prioritization of Capital Improvement Types:

- a. Identified Need: Whether the project is needed to:
- * Eliminate an identified or projected deficiency;
 - * Protect public health and safety;
 - * Fulfill the Town's legal commitment to provide facilities and services;
 - * Preserve or achieve maximum use of existing facilities.

b. Project Intent: Whether project implementation will accomplish the following:

- * Increase efficiency of existing facilities;
- * Prevents or reduces future improvement costs;
- * Provides service to developed areas lacking full service or promotes in-fill development.
- * Eliminates duplication of services provided by state agencies or the SJRWMD;
- * Furthers facility and service plans established by state agencies and the SJRWMD.

c. Consistency with the Comprehensive Plan:
Whether project implementation:

- * Represents a logical extension of facilities and services in a manner consistent with the management of growth and development within the Comprehensive Plan;
- * Maintains environmental quality of Town's Comprehensive resources, as promoted within the Town's Comprehensive Plan.

d. Financial Feasibility: Whether project implementation:

- * Project cost does not create excessive debt obligations which exceeds the Town's debt capacity.

OBJECTIVE 8-1.2: LIMITATION OF PUBLIC INVESTMENTS ON ENVIRONMENTALLY SENSITIVE LANDS. Public Expenditures which Support Development on Environmentally Sensitive Lands Shall Be Limited to Public Improvements Included within the Comprehensive Plan.

Policy 8-1.2.1: Public Improvements on Environmentally Sensitive Lands. Public facilities shall not be constructed and installed in

conservation open space or environmentally sensitive areas, with exception to the following circumstances:

- a. Water Related or passive recreation facilities, as defined in the conservation element);
- b. Surface water management structures and conservation facilities (as defined in the Conservation Element;
- c. Roadways necessary to protect safety and welfare of life and property.

Policy 8-1.2.2: Public Improvements within the 100 Year Floodplain. Public Facilities shall not be located within the 100-year floodplain or flood prone areas with the exception of the following conditions:

- a. Surface water management structures;
- b. Water-related recreation facilities, and passive recreation and conservation facility not affected by periodic flooding;
- c. Roads, causeways, bridges necessary to provide access to confined areas or to further the health and safety of the public. Such facilities shall be designed to maintain the natural flow of surface water and run-off to the maximum extent possible.

OBJECTIVE 8-1.3: COORDINATION OF LAND USE DECISIONS AND FISCAL RESOURCES WITH FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS. Coordinate Land Use Decisions and Projected Fiscal Resources with a Schedule of Capital Improvements which Maintains Adopted Level of Service Standards and Meets the Existing and Future Facility Needs of the Town of Montverde.

Policy 8-1.3.1: Coordinate Land Use Decisions with the Five-Year Schedule of Capital Improvements.

The Town shall coordinate land use decisions with the Five-Year Schedule of Capital Improvements by assuring that the Comprehensive Plan and the Land Development Regulations Land Development Codes shall be consistent with capital improvements programmed within this Schedule through the following activities:

- a. Required Consistency of the Comprehensive Plan. Capital improvement proposed within each individual element of the Comprehensive Plan to meet a deficiency, replace obsolete or worn-out facilities, or meet level of service requirements of new growth and development, shall be consistent with those proposed within the Five-Year Schedule of Capital improvements

Required Consistency of Amendments to the Comprehensive Plan. The Five-Year Schedule of Capital Improvements shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The Town shall evaluate the Capital Improvement Elements and the Five-Year Schedule of Capital prior to the adoption of a Plan amendment. Proposed Plan amendments shall be evaluated d according to the following guidelines.

- 1.) Does the proposed amendment contribute to the elimination of a condition of public hazard as described in the Town's Comprehensive Plan;
- 2.) Does the proposed amendment diminish or eliminate any existing condition of public facility capacity deficits, as described in the Transportation , Public Facilities, or Recreation and Open Space Elements;
- 3.) Does the proposed amendment generate public facility demands that may be accommodated by capacity increased

planned in the Five-Year Schedule of Improvements;

- 4.) Does the proposed amendment conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element;
- 5.) Does the proposed amendment comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
- 6.) If the proposed action requires the Town to provide any public facility, the Town shall demonstrate that adequate revenue will be available to finance such facilities by evaluating projected revenues within the Capital Improvement Element;
- 7.) Does the proposed amendment impact facility plans of any State Agency or the St Johns River Water Management District.

b. Consistency of Development Orders and Permits The ~~Land Development Regulations~~ Land Development Codes ~~Codes~~ shall ensure that decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits described within the Town's ~~Land Development Regulations~~ Land Development Codes ~~Codes~~ shall be consistent with goals, objectives, and policies of the Comprehensive Plan, and shall be consistent with the provision of public facilities programmed within the Five-Year Schedule of Capital Improvements.

Policy 8-1.3.2: Adequate Facilities Requirement.

The Town shall issue no development order for new development which results in an increase in demand on deficient facilities prior

to the completion of improvements required to upgrade the respective facility to adopted standards.

Policy 8-1.3.3: Coordination with Fiscal Resources.

The Five-Year Schedule of Capital Improvements shall be coordinated with anticipated fiscal resources. An annual capital budget shall be prepared concomitant with the annual Town operating budget to program the financing of capital improvements scheduled to occur in that fiscal year according to the timing arrangement established in the Five-Year Schedule of Capital Improvements. The cost of capital improvement programmed within the Schedule shall not exceed the projected available funding anticipated within the Capital Improvements Element.

Policy 8-1.3.4: Unanticipated Impacts to Projected Revenues.

If future revenues collected by the Town fall short of projections determined within the Capital Improvements Element, the Town shall re-evaluate available fiscal resources to identify opportunities to maintain needed funding levels. The Town shall also update the Capital Improvements Element to revise revenue projections to reflect current conditions impacting future revenue sources and anticipated collections.

Policy 8-1.3.5: Level of Services Standards.

Facilities and infrastructure improvements demanded by future growth and development shall be evaluated according to the following minimum level of services standards:

Solid Waste:	3 pounds per day per resident
Potable Water:	126 gallons per day/per resident
Sanitary Sewer:	111 gallons per day, per resident

Drainage:

Water Quantity

a.) Retention Volume – Complete retention of the predevelopment minus the post 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 Years
Major Detention/Retention Structures ¹	25 Year
Minor Detention/Retention Structures ¹	25 Year
Development occurring in the 100 year Flood Zone Must elevate the first floor 18" above the 100 year Flood Elevation	

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

Water Quality

Facility Type ²	Pollution Abatement Treatment
Retention with percolation or Detention with filtration	Runoff from first inch of rainfall or one-half inch of Runoff it has less than 50% Impervious surface and less Than 100 acres, whichever is greater.
Detention without filtration or wet detention	The first inch of runoff, from the site or 2.5 inches times the site's Impervious surface whichever is greater.

- (2) 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 (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.

Traffic:

<u>Road Class</u>	<u>LOS</u>
Principal Arterial	C
Minor Arterial	C
Major Collector	D
Minor Collector	C
Local Roadways	C

Recreation:

Land 6 acres per 1,000 residents

OBJECTIVE 8-1.4: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. Future Development Shall Bear All Cost for Facility Improvements Necessitated by the Development in Order to Maintain Adopted Level of Service Standards, and Shall Be Required to Bear a Proportionate Cost for Off-Site Road Improvements.

Policy 8-1.4.1: Use of Impact Fees. Anticipated growth and development in the Town, as determined within the Future Land Use Element, will not occur at a rate necessary to collect sufficient funding to off-set the cost to develop, implement, and administer an impact fee program for the Town of Montverde.

The Town shall analyze the feasibility of imposing impact fees on new development if signs become evident that future growth and development will increase to a level making administration of impact fees a feasible municipal revenue source. The Town shall also coordinate with the State to identify the availability of grant funds to support the development of an impact fee program for transportation, sewer, potable water, recreation, drainage, and natural groundwater aquifer recharge preservation.

The Town shall continue to participate in Lake County's Road Impact Fee Program. All new development and qualifying redevelopment shall be subject to requirements and fees established in Lake County's impact fee ordinance.

Policy 8-1.4.2: Mandatory Provision of Facilities or Fees Therein
Lieu Of.

The Town shall incorporate provisions within the ~~Land Development Regulations~~ Land Development Codes by ~~February 1992 which to~~ require new development to bear all or a proportionate share of costs associated with the provision of public facilities needed to accommodate demands generated by such development and to maintain facilities and infrastructure according to adopted level of service standards. New development shall be required to assume responsibility for the following costs:

Transportation Impacts. The ~~Land Development Regulations~~ Land Development Codes shall describe the development circumstance which requires transportation improvements to be provided by the applicant of development. The developer shall only be required to assume financial burden for local roadway improvements necessary to meet traffic circulation infrastructure demands generated by the associated development.

Recreation Impacts. The ~~Land Development Regulations~~ ~~Land Development shall~~ ~~Codes shall~~ specify development circumstances requiring the Developer to provide recreation space and facilities at cost to the development, or pay fees in lieu thereof to the Town of Montverde, at a rate equivalent to the adopted level of service standard.

Sanitary Sewer Impacts. ~~Policy 4-1.4.1~~ ~~The Town~~ requires residential developments exceeding a density of ~~four~~ one ~~(1)~~ units per acres to provide central sanitary sewer facilities. The developer shall bear all costs for the provision of such facilities. ~~Land Development Regulations~~ ~~Land Development shall~~ ~~Codes shall~~ define development thresholds which determine whether a proposed project must provide a central sanitary sewer system at full cost assumed by the development.

Potable Water Impacts. All new development shall be required to connect to the Town's central water system, as mandated by the ~~Montverde~~ ~~Land Development Regulations~~ ~~Code, Chapter 4, Article VI, Section 4-134.~~ All new development planned within the Four Lakes Subdivision water service area shall be required to connect to that water system. The ~~Land Development Regulations~~ ~~Land Development shall~~ ~~Codes shall~~ specify the development circumstances which require the Developer to assume complete cost, or a portion thereof, to connect or extend service lines to the associated development.

Solid Waste Impacts. The ~~Land Development Regulations~~ ~~Land Development shall~~ ~~Codes shall~~ stipulate trash pick-up service shall be provided by a private trash collection business at full cost to the development.

Drainage Impacts. Policies in the Public Facilities Element and the Land applicants of development to provide

stormwater improvements at full cost to the development, consistent with adopted level of service standards.

Conservation Impacts and Aquifer Recharge Protection. The Town established development controls within the ~~Land Development Regulations~~ Land Development Codes, Chapter 4, Article XXI which may require applicants of new development to preserve or conserve environmentally sensitive lands, including aquifer high recharge areas, located at the proposed site. Development shall assume all costs to provide any necessary public facilities or development activity required to preserve environmentally sensitive lands at the site of development.

OBJECTIVE 8-1.5: FISCAL RESOURCE MANAGEMENT. The Town of Montverde Shall Manage Fiscal Resources to Ensure a Provision of Needed Capital Improvements for Previously Issued Development Orders and for Future Development and Redevelopment.

Policy 8-1.5.1: Available Revenue to Support Capital Improvements Scheduled within the Five-Year Schedule of Capital Improvements.

No capital improvement shall be programmed within the Five-Year Schedule of Capital Improvements for which insufficient funding has been identified within the Capital Improvements Element to finance the cost to implement and operate such improvement. The Town shall assure that sufficient funding is available, from local or other revenue sources, to finance all capital improvements proposed within the Five-Year Schedule of Capital Improvements.

Policy 8-1.5.2: Reservation of Facility Capacities to Preclude Demand for Capital Improvements Not Scheduled within the Five-Year Schedule of Capital Improvements. ~~By February 2010~~

~~the Town shall adopt and implement a concurrency management system containing provisions describing principles for reserving available facility capacities for previously issued development orders and for future development and redevelopment. Such provisions shall define priorities for which capacity shall be reserved, as well as the limitations to the vested rights associated with such assigned capacities.~~

The Town shall issue no development orders for new development which results in a demand for capacity which exceeds the design capacity threshold for which the adopted level of service standard is established for each concurrency public facility and infrastructure analyzed within the Comprehensive Plan. The ~~Land Development Regulations~~ Land Development Codes shall incorporate provisions ~~by February 2010~~ which require applicants of development to perform an analysis of the impacts which the associated development places on the levels of service for water, wastewater, transportation, recreation, and drainage, based on evaluation criteria set forth within the Concurrency Management System.

Policy 8-1.5.3: Limitation of Indebtedness.

The maximum debt accrued by the Town of Montverde shall not exceed an amount greater than a value equal to seventeen and a half percent (17.5%) of the Town's assessed taxable property value, unless additional funding sources are utilized or existing sources increased.

The maximum ration of outstanding capital indebtedness to property tax base shall not exceed the following levels for each fund category:

<u>Category</u>	<u>I</u>	<u>I</u>
General Fund:	1:	13
Enterprise Fund:	1:	10.4

I -- Outstanding capital indebtedness
T -- Property Tax Base

Policy 8-1.5.4: Maturity Date.

The maturity date for any debt shall not exceed the reasonable expected useful life of the project so financed.

Policy 8-1.5.5: Self-Liquidating Debt Measures.

The Town of Montverde shall use special assessments, revenue bonds, and/or any other available self-liquidating debt measures as an alternative to general obligation bonds where and when feasible and applicable. Such indebtedness shall not cause total debt to exceed 17.5% percent of the assessed property tax base, unless additional State, County, or Town revenue mechanisms provide additional funding.

Policy 8-1.5.6: Limitation on Use of Bonds.

The Town of Montverde shall limit the use of ~~long term~~ long-term bond financing to those capital improvements programmed in the Five-Year Schedule of Capital Improvements for which current revenues, including State and Federal revenue sharing funds, as insufficient to amortize the project cost within four fiscal years after construction or installation commences. The use of general obligations bonds shall not cause outstanding capital indebtedness to exceed a level greater that 17.5% of the assessed property tax base for the Town of Montverde.

Policy 8-1.5.7: Appraisal of Property Tax Base.

Assessed property tax base values used for analysis purposes within the Capital Improvements Element of this Comprehensive Plan shall be determined by the Lake County Property Appraiser.

GOALS 8-2: IMPLEMENTATION OF CAPITAL IMPROVEMENTS.
DEVELOP A CAPITAL BUDGETING PROCESS WHICH SHALL PROVIDE FOR THE PLANNED IMPLEMENTATION AND ACQUISITION OF CAPITAL IMPROVEMENTS IN A FISCALLY RESPONSIBLE MANNER TO

**MEET OR EXCEED MINIMUM LEVELS OF SERVICE STANDARDS
DEFINED WITHIN THE COMPREHENSIVE PLAN ELEMENTS**

OBJECTIVE 8-2.1: SCHEDULING AND TIMING OF CAPITAL IMPROVEMENTS. Adopt a Five-Year Schedule of Capital Improvements Concurrent with the Adoption of the Comprehensive Plan, Program the Implementation of Capital Improvements Identified within Other Elements of the Comprehensive Plan, and Establish a General Dates at which Time Implementation Shall Commence.

Policy 8-2.1.1: Timing and Phasing of Capital Improvements.

The Five-Year Schedule of Capital Improvements shall identify the (capital budget) year at which time implementation of each programmed project, or phase thereof, shall commence. Capital improvements for which implementation will occur according to a phased schedule shall be distinguished as such within the Five-Year Schedule of Capital Improvements.

Policy 8-2.1.2: Five-Year Schedule of Capital Improvements.

The Town of Montverde hereby adopts the Five-Year Schedule of Capital Improvements shown in Table VIII-1.

Policy 8-2.1.3: Consistency with Annual Capital Budget.

~~Beginning with the 1992/93 fiscal year, a~~A capital budget shall annually earmark revenues for improvements shown in the Five-Year Schedule of Capital Improvements Scheduled to commence in that fiscal year. Adoption of the capital budget shall occur with the adoption of the Town's annual operating budget.

Policy 8-2.1.4: Annual Update of Costs and Timing.

The Town shall annually update the Five-Year Schedule of Capital Improvements to reflect more current cost estimates and to analyze the designated timing of improvements for consistency with the availability of funding.

Policy 8-2.1.5: Elimination of Existing Drainage Deficiencies.

The Town shall follow procedures established in Objective 4.2.2, CORRECT OR IMPROVE EXISTING DRAINAGE DEFICIENCIES, amending the Capital Improvements Element and the Five-Year Schedule of Capital Improvements as directed by these procedures.

Policy 8-2.1.6: Elimination of Existing and Potential Sanitary Sewer Deficiencies.

The Town shall follow procedures established in Objective 4-1.3, CORRECT OR IMPROVE EXISTING DEFICIENCIES IN THE PROVISION OF SANITARY SEWER FACILITIES, and Objective 4-1.4, PROVIDE ADDITIONAL SANITARY SEWER FACILITIES AND CAPACITIES TO MEET FUTURE DEMANDS. Amending the Capital Improvements Element and the Five-Year Schedule of Capital Improvements as directed by these procedures.

GOAL 8-3: MONITORING AND EVALUATION. THE CAPITAL IMPROVEMENTS ELEMENT SHALL BE MONITORED, EVALUATED AND AMENDED TO MAINTAIN EFFECTIVENESS AND EFFICIENCY IN THE PROVISION OF PUBLIC FACILITIES AND SERVICES REQUIRED TO MEET MINIMUM LEGAL OF SERVICE STANDARDS ADOPTED BY THE TOWN.

OBJECTIVE 8-3.1: MONITORING AND EVALUATION PROCEDURES.

The Town Shall Develop and Adopt a Monitoring and Evaluation Procedures for the Capital Improvements Element, Including the Five-Year Schedule of Capital Improvements, Through the following Policies.

Policy 8-3.1.1: Monitoring and Evaluating the Capital Improvements Element.

The Capital Improvements Element shall be reviewed on an annual basis to assure that the required fiscal resources are available concurrent with the capital improvements proposed to be included within the Town's annual capital budget. Such

capital improvements shall be consistent with the Comprehensive Plan and provide adequate public facilities to support future land use consistent with adopted level of service standards. The Capital Improvements Element, including the Five-Year Schedule of Capital Improvements, shall be evaluated by September of each year and shall be review in conjunction with the development of the upcoming fiscal year Annual Capital Budget. The annual review of the Capital Improvement Element shall be the responsibility of the Town Council or its designee. Amendments to the Capital Improvements Element shall comply with State laws pertaining to the amendment of the Comprehensive Plans, as stipulated in Chapter 163.3187, Florida Statutes.

Policy 8-3.1.2: Public Participation:

Findings and recommendations of the Town Council or its designee shall be discussed at an advertised public meeting where opportunities are provided for public participation.

Policy 8-3.1.3: Monitoring and Evaluation Procedures.

The monitoring and evaluation procedures shall incorporate the following actions as required by Florida Administrative Codes.

- a. Update and Refinements. Determine if any corrections, updates, or modifications should be undertaken. Such consideration shall include, but not necessarily limited to, the following:
 - Estimated Costs
 - Revenue Sources
 - Recently constructed capital improvements
- b. Internal Consistency Review. Determine whether changes to the Capital Improvements Element are necessary to maintain consistency with other elements of the Comprehensive Plan.

- c. External Consistency Review. Determine whether changes to the Annual Capital Budget are necessary to maintain consistency with the Five-Year Schedule of Capital Improvements.
- d. Implications of State or County Planning Activities. The ~~Five Year~~Five-Year Schedule of Capital Improvements shall be updated and revised to reflect new major projects proposed by County or State agencies for Montverde within their capital improvements schedules.
- e. Priority of Scheduled Improvements. The Town shall amend the ~~Five Year~~Five-Year Schedule of Capital Improvements to grant priority to improvements classified as current deficiencies, and according to priorities ranked in Policy 8-1.6.11, Priority of Fiscal Management Funding Allocations.
- f. Capital Improvement Evaluation Criteria. Review the criteria used to evaluate capital improvement projects to ~~insure~~ensure that the projects are ranked in an appropriate order of priority and incorporate any needed changes to upgrade and facilitate the evaluation process.

CHAPTER IX

CONCURRENCY MANAGEMENT SYSTEM ELEMENT

9J-5.005

~~Goals, Objectives, and Implementing Policies~~

Introduction- Data, Inventory and Analysis

Summary.—In the Response to the need to review all proposed development and monitor capacity and level of service for all public facilities and services to ensure that capacities for public facilities are provided in a manner consistent with adopted minimum level of service standards, the Town of Montverde shall require all applicants for development not holding vested development rights to perform a concurrency management review defined in the Land Development Regulations. The framework for concurrency review procedures and requirements are discussed in this section. At the option of the applicant of development, a review will be prepared by the Town if all related cost are encumbered by the applicant. In either the case of a self-performed or Town-performed review, the Planning and Zoning Committee (hereinafter Committee) or designee shall determine, prior to the issuance of a development orders by the Town Council, whether or not there is sufficient capacity of public facilities to meet the standards for levels of service for existing population and development and the proposed development concurrent with the impacts of the proposed development. The Town Council (hereinafter Council) shall service as the appellate agent for any challenges filed against

the Committee's decision to withhold a certificate of concurrency.

The Town of Montverde, like all other local governments in the State of Florida, must ensure that certain public facilities and services needed to support development are available at the time the impacts of development occur. It is the Concurrency Management System which ensures that the impact of development will not degrade the levels of service adopted in the Montverde Comprehensive Plan.

I. DEFINITIONS

The following definitions shall apply to the Concurrency Management System.

A.) Concurrency Facilities: "Concurrency facilities" shall mean public facilities and services for which a level of service must be met concurrent with the impacts of development or an acceptable deadline, as mandated in the Comprehensive Plan pursuant to Chapter 163, Florida Statutes, and 9J-5.0055, Florida Administrative Code, shall include:

- | | |
|-------------------|-------------------|
| a. Potable Water | d. Recreation |
| b. Sanitary Sewer | e. Solid Waste |
| c. Drainage | f. Transportation |
| | <u>g. Schools</u> |
-

~~VIII~~A-1 1-15-92

Concurrency Management System Montverde

B.) "Proceeding in Good Faith": This clause shall be interpreted as follows – Tangible and continuing actions taken by an

applicant of an approved final development order to proceed with actual construction and implementation of the final development plan, and where a person in standing has acted in good faith and reasonable reliance on some act or omission of the Town of Montverde.

C.) Final Local Development Order: means any development order issued by the Town of Montverde approving the development of land for a particular use or uses at a specified density or intensity of use and which allows physical development activity to commence on the land for which the development order was issued. A final local development order issued after the effective date of the ordinance adopting the Comprehensive Plan or plan amendment shall only occur if the final development plan complies with the goals, objectives and policies established in the Comprehensive Plan.

D.) Vested Rights to Development: A development order shall be deemed "vested" if development circumstances meet criteria for common law or statutory vesting as defined below. All "non-vested" development or development orders are subject to requirements of the Comprehensive Plan, including concurrency. All final development orders issued after the effective date of the Comprehensive Plan or plan amendment shall comply with the Comprehensive Plan, including concurrency. The Town shall establish no agreements in which it ~~purports to~~ contends~~intends to~~ agree that it will not enforce its police powers.

1. Vesting: means the right under statutory law under section 163.3167 (5), F.S., or common law to develop or to continue the development of property, notwithstanding the densities or intensities of use assigned to a parcel of land by the Town of Montverde under a plan or plan amendment adopted

pursuant to any additional powers thereto granted under chapter 163, part II, Florida Statutes.

2. Establishing Vesting. In order to establish common law vesting it must be shown that the developer, acting in good faith and reasonable reliance on some act or omission of the Town of Montverde, and without constructive or actual notice of any adopted or proposed contrary regulation, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property. Under no circumstances shall the mere purchase or zoning of a parcel, or the payment of taxes or rents on a parcel, be deemed to establish common law vested rights.

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In order to establish statutory vesting under Chapter 163, Part II, Florida Statutes, a development must have been authorized as a development ~~or of~~ regional impact pursuant to Chapter 380, F.S., prior to the effective date of the comprehensive plan or plan amendment or that a valid and unexpired final local development order was issued by the Town of Montverde prior to the effective date of the plan or plan amendment, and substantial development has occurred on a significant portion of the development ~~authorized in the final development order, and authorized in the final development order, and that the development is completed or proceeding in good faith, that development is completed or proceeding in good faith.~~

3. Determination of Vesting. The Town's appointed attorney shall recommend to the Town Council whether a development order or development has established vested rights to development.

4. Density/Intensity Rights. Where land use densities/intensities in the Future Land Use Element are presented as a range, the maximum density shall not represent a guaranteed right. Policies within individual elements of the Comprehensive Plan shall incorporate criteria to evaluate density/intensity limitation for purposes of protecting natural resources, maintaining efficient provision of public facilities and services consistent with concurrency requirements, or guarding public health, safety, and welfare.

Goals, Objectives, and Implementing Policies

GOAL 1: THE TOWN SHALL ENSURE THAT PUBLIC FACILITIES AND SERVICES NEEDED TO ACCOMMODATE GROWTH DURING THE PLANNING PERIOD (UP TO 2035) ARE SAFELY AND EFFICIENTLY PROVIDED CONCURRENTLY WITH ASSOCIATED GROWTH.

OBJECTIVE 98A-1.1: Concurrency Management System. A concurrency management system shall be implemented ~~prior to or concomitant with the adoption of the revised Land Development Regulations~~ to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development. The following policies shall direct the preparation of the concurrency management system.

Policy 98A-1.1.1: Assist Applicants of Development. The Montverde Land Development ~~Regulations Code~~ shall contain a descriptive guide to assist developers and other interested parties in understanding the concurrency determination process, steps to performing a concurrency review, and the development review process involving the issuance of a certificate of concurrency. The key elements of this guide are outlined in below cited policies of the Capital Improvements Element.

Policy 98A-1.1.2: Adoption of Levels of Service Standards. The standards for levels of service for each type of public facility mandatorily subject to concurrency requirements shall apply to development orders issued by the Town of Montverde upon the commencement date established within the adopting ordinance applicable to this Comprehensive Plan and the

Town's Capital Budget beginning with the ~~2008-2009-1992-~~
~~932024-2025~~ fiscal years. Concurrency review of all development applications submitted after such date shall be subject to a mandatory concurrency review. ~~beginning with any applications submitted, on February 1, 1992, at which time the procedures and principles of the Concurrency Management System Review will be stipulated within the revised in accordance with the Town's~~ Land Development Regulations Code.

Policy ~~98A~~-1.1.3: Concurrency Requirements.

The Town Council of Montverde finds that the impacts of development on public facilities within the Town's jurisdictional area occur concurrent with development authorized by a final development order. Therefore, capacity for concurrency facilities shall be available concurrent with the impacts of development. The Town shall determine, prior to the issuance of final development orders, whether or not sufficient capacity is available to meet the standards for levels of service for existing population and development as well as the proposed development "concurrent" with the impacts of the proposed development. A project will be deemed concurrent if the following standards are met:

1. The necessary facilities and services are in place at the time a development permit is issued.
2. The development permit is issued subject to the condition that the necessary facilities and services will be in place concurrent with the impacts of development;
3. The necessary public facilities and services are guaranteed in an enforceable development agreement to be in place concurrent with the impacts of development.

In Addition to 1. through 3. above, roadways facilities will be deemed concurrent based on the adopted FiveTen-Year Capital Improvements Program as described in the following criteria:

1. The FiveTen-Year Capital Improvements Program and the Capital Improvements Element of the Montverde Comprehensive Plan are financially feasible and the public facilities to serve the development are programmed to commence and become available within the first three years of the Five—Ten—Year Schedule of Capital Improvements.
2. The FiveTen-Year Capital Improvements Program includes improvements necessary to correct any identified facility deficiencies and maintain adopted levels of service for existing and permitted development
3. The FiveTen-Year Capital Improvement Program is a realistic, financially feasible program based on currently available revenue sources updated at least on the annual basis.

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4. The FiveTen-Year Capital Improvements Program identifies whether funding is for design, engineering, consultant fees, or construction and indicates, by funded year, how the dollars will be allocated.

5. The ~~Five~~Ten-Year Capital Improvements Program identifies the fiscal year in which actual construction of the roadway project will commence together with the anticipated fiscal year at which time construction will be finalized and functional operation begins. Actual construction and functional operation of the roadway facility must occur in or before the third year of the ~~Five~~Ten-Year Schedule of Capital Improvements.
6. A plan amendment will be required in order to eliminate, defer or delay construction of any roadway facility or service which is needed to maintain the adopted level of service standard.
7. ~~The Montverde Land Development Regulations Code, to be adopted no later than February 1, 1992, will support~~s this plan and further ensure that development orders and permits will only be issued when public facilities and services at adopted levels of service are available concurrent with the impacts of development.
8. ~~No later than February 1, 1992, the Town of Montverde has a will have either a ledger recording based or a personal computer based digital~~ monitoring system in place to support the adopted Concurrency Management System enabling the ~~MPO Town~~ to update capacity inventories based on concurrency review studies prepared by the applicant of development ~~or the Town of Montverde through the Lake Sumter MPO~~. The monitoring system ~~shall be coordinated~~esed with the ~~Five~~Ten-Year Schedule of Capital Improvements to assure that the data inventory for the concurrency monitoring system is consistent with facility capacity changes which may occur as a result of new improvements, elimination of deficiencies, or the replacement of worn-out or obsolete facilities.

9. The Montverde Comprehensive Plan clearly identifies all concurrency facilities and services to be provided by the Town of Montverde with public funds in accordance with the adopted FiveTen-Year Capital Improvements Program.

Policy 98A-1.1.4: Application Deemed Concurrent.

The Town requires a concurrency review within the development review process for applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Townthe Planning and Zoning Committee. If the project requires any other Development permit a copy of the Certificate of Concurrency will be included with any future application for a development permit. A separate concurrency review will not be required for each development permit for the same project. Concurrency review addresses only the availability of facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

Policy 98A-1.1.5: Application Not Deemed Concurrent.

If an application for development is not concurrent, the applicant will be notified that a Certificate cannot be issued. The burden of showing compliance with the adopted levels of service and meeting the concurrency review will be upon the applicant, unless such applicant agrees to pay all costs for the Town to perform the concurrency review. The Planning and Zoning Committee maywill assist in the preparation of the necessary documentation and information. If an application for development is deemed not concurrent, the applicant may appeal the decision to the Town Council if the Board's Committee's decision to withhold a Certificate of Concurrency was based on the adequacy of the review performed by the

applicant to estimate facility capacities to be used by the proposed development.

Policy 98A-1.1.6: Ineligible Development Actions.

Certain development actions are ineligible to receive a concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development actions include:

- a.) land use amendments to the ~~comprehensive~~ Comprehensive planPlan;
- b.) rezoning requests.

Applications for land use amendments or rezoning actions affecting a contiguous area exceeding five acres shall include a preliminary estimation of available capacities and concurrency determination if the proposed land use or rezoning request involves a higher density or intensity of use than the existing category or zoning.

Policy 98A-1.1.7: Concurrency Exemptions.

All developments granted vested rights as defined in definitions cited in the Concurrency Management Sub-Element, prior to the adoption of the Comprehensive Plan, shall be exempt from concurrency requirements and all concurrency tests. No Certificate of Concurrency shall be issued to developments vested prior to the adoption date of the Comprehensive Plan.

Policy 98A.1.1.8: Principles Guiding Concurrency Review.

A concurrency review will be performed for the following facilities and services for which level of service standards have been established in this plan:

- (1) Roadways
- (3) Wastewater
- (5) Drainage

(2) Potable Water (4) Solid Waste (6)
Parks/Recreation

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Non-Roadway Facilities. The concurrency review for non-roadway facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations.

Roadway Facilities. The concurrency review for roadway facilities and services shall provide two alternative methodologies from which the applicant may select based on the size and type of the proposed development. Procedures for each alternative methodology are discussed in further detail in Policy ~~8A~~-1.1.9.

Policy ~~98A~~-1.1.9: Concurrency Determination Procedures.

The concurrency determination process is purposefully intended to expediently evaluate an applicant's development proposal to determine whether sufficient capacities in facilities are available to accommodate demands generated by the new development. Concurrency determination shall be based on a numerical review performed by the applicant of development, or as an option, by the Town of Montverde. If the latter option is selected, the applicant shall pay a fee to cover a proportionate share of the cost encumbered by the Town to perform a concurrency review.

The Planning and Zoning Committee or Town Manager's designee will make an informal non-binding determination of whether sufficient capacities in public facilities and services are available to satisfy the demands of the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities (which shall exclude commitments to vested development) and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations. The total excess capacity of existing facilities shall be based on an analysis and calculation that excludes capacity committed to vested development. This determination shall be based on the narrative and graphic reports prepared by the applicant of development to prove that the proposed subject development meets all concurrency requirements. In the event the applicant pays fees in lieu of preparing a concurrency review, this report shall be prepared by the Town. The Committee will then make a determination of whether sufficient capacity exists for each public facility or service if the project were approved.

The Concurrency Review shall be performed according to the following methodologies and rules:

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Roadways

1. The Town of Montverde will provide level of service information as set forth in the Montverde Comprehensive Plan, including existing and available capacities according to trips per day. For proposed residential development consisting of less than fifty dwelling units occurring in residential land use categories except for planned unit developments, the following trip generation rates shall be used to calculate the impact of the proposed development:

	Land Use Type	Trips Per Day
a.)	Single Family	10
b.)	Multiple Family	08

For all ~~other~~ development categories allowed within the Future Land Use Element, the impacts of development shall be measured by utilizing the maximum peak hour, external trip generation rate associated with the land use designation in which the proposed development shall occur, using the most recent published edition of the Institute of Traffic Engineers' (ITE) Trip Generation Manual (~~5th edition or the~~ mostre recent edition.)

If the preliminary level of service information indicates a level of service failure, the developer has tow alternatives:

- a.) Accept the level of service information as set forth in the comprehensive plan;
- b.) Prepare a more detailed Highway Capacity Analysis as shown in outlined in the Highway Capacity Manual, Special Report 209 (1985) or a Speed and Delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

2. If the developer chooses to do a more detailed analysis, the applicant shall provide an acceptable methodology for preparing ~~an~~ alternative analysis which has been approved by a professional engineer registered in the State of Florida. Such an alternative methodology must be ~~presented to and~~ approved by the Town's Planning and Zoning Committee.

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3. If the alternative methodology, after review and acceptance by the ~~Planning and Zoning Committee~~ or Town Manager's designee, indicates an acceptable level of service where the comprehensive plan indicates a level of service failure, the alternative methodology will be used. ~~However, the Town shall, at its discretion, reserve the option to have the methodology reviewed by a professional registered engineer or professional transportation planner prior to accepting the methodology.~~
4. Any proposed development generating more than 500 trips a day will be required to provide trip distribution study in addition to the requirements outlined above. Such a trip distribution model shall analyze:
 - a.) pass-by capture rate (commercial land uses only);
 - b.) internal capture rate (planned unit development only);

- c.) peak hour external trips based on ITE Trip Generation Manual, the most recent Edition; 5th (or most recent) Edition;
- d.) peak hour directional project vehicle trips on all segments of the arterial and collector street system which are adjacent to the development project or as determined necessary by the Town Engineer;
- e.) justification, including appropriate references, for the use of any trip generation rates, adjustment factors or traffic assignment methods not previously approved by the Town.

Potable Water

1. The Town of Montverde will provide level of service information as set forth in the Montverde Comprehensive Plan. As all new development shall be required to connect to and use the Town's central water system, impacts placed on the system's capacity shall occur consistent with the adopted minimum level of service standard.
2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination shall be predicated on that adequate facility capacity at adopted levels of service at the date of application or inquiry. The capacity demanded by proposed development shall be combined with present capacity to establish a new existing capacity and updated available capacity.
3. If the level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination shall be predicate on that adequate facility capacity at acceptable levels of service not available at the date of application or inquiry. No certificate of concurrency shall be issued under such

conditions. _____

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Wastewater

1. The Town of Montverde will provide level of service information as set forth in the Montverde Comprehensive Plan. The applicant of development shall provide evidence that sanitary sewer systems or other treatment system approved by the ~~Florida Department of Health and~~ Florida Department of Environmental Protection constructed on the site of the proposed development will provide adequate facility capacity complaint with the minimum adopted level of service standard. In addition,
2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service which was available at the date of application or inquiry.
3. If the level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service which was not available at the date of application or inquiry. No certificate of concurrency shall be issued under such conditions.

Solid Waste

Adopted on _____ ELEMENT IX - PAGE 17

Ordinance No. _____

1. The Town of Montverde will provide level of service information as set forth in the Montverde Comprehensive Plan. To meet the concurrency requirement, the applicant of development must provide an official written statement to the Planning and Zoning Committee or Town Manager's designee from the current refuse management company holding a from franchise agreement with the Town of Montverde, or another contractor registered with the State of Florida, stating that the company is able to provide collection service according to the demands calculated for the development at the adopted minimum level of service standard set forth in the Montverde Comprehensive Plan.

~~In addition, an official written statement must be submitted to the Planning and Zoning Committee or designee from the Executive Director of the Lake County Department of Environmental Services, or an appointed designee, stating that the County's solid waste disposal facilities hold sufficient capacity to provide service to the proposed development at a level no less than the Town's established minimum level of service standard. No certificate of concurrency shall be issued until both aforementioned official statements are presented to the Town.~~

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2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service that was available at the date of application or inquiry.
3. If the level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service that was not available at the date of application or inquiry. No certificate of concurrency shall be issued under such conditions.

Parks and Recreation

Only applications for residential developments, planned unit developments, or developments involving conversion of a commercial or institutional use to a residential use shall be required to perform a concurrency determination review to prove that capacity is available for existing population and the proposed residential development at level of service standards established in the Recreation Element and Comprehensive Plan.

1. The Town of Montverde will provide level of service, existing capacity, and available capacity information as set forth in the Montverde Comprehensive Plan.
2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available at the date of application or inquiry.
3. If the Level of service information indicates that the proposed project would result in a level of service failure,

the concurrency determination would be that adequate facility capacity at acceptable levels of service that was no available at the date of application of inquiry. No certificate of concurrency shall be issued under such conditions.

Drainage

1. The Town of Montverde will provide level of service information as set forth in the Montverde Comprehensive Plan. The applicant of development shall provide evidence that stormwater management systems constructed on the site of the proposed development will provide adequate facility capacity compliant with the minimum adopted level of service standard.

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In addition, the applicant of commercial, manufacturing, or institutional development or residential development exceeding 1510 dwelling units must submit an official written statement from the Saint Johns River Water Management District to the Planning & Zoning Committee or designee stating that the proposed development will meet State and District stormwater management regulations.

2. If the level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that

adequate facility capacity at acceptable levels of service which was available at the date of application or inquiry.

3. If the level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service which was no available at the date of application or inquiry. No certificate of concurrency shall be issued under such conditions.

Policy ~~8A~~-1.1.10: Reservation of Capacity Prior to Issuance of a Final Development Order.

Upon successful completion of a concurrency review and payment of all fees associated with a concurrency review, capacity shall be reserved for the proposed development for a period not to exceed six months to allow for sufficient time to submit or revise final development applications and final project site plans if not already complete, and for review of such applications and plans by the Planning and Zoning Committee and the Town Council. Capacity shall be reserved only after a capacity reservation fee is paid by the applicant of development. An extension may be granted by the Town Council for up to six months to continue to hold capacities for the applicant. Additional fees for an extension may apply. If after six months the applicant fails to submit a complete set of applications and plans or fails to receive an extension, the capacity will be transferred to the next applicant of development successfully completing a concurrency review and requesting the reservation of capacity if capacities are not available for all applicants of development (i.e., The Town will follow a first-come, first-served policy).

Policy ~~8A~~1.1.11: Certificate of Concurrency.

A Certificate of Concurrency must be issued prior to a final development order to reserve capacity in concurrency facilities.

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Development Orders with an Expiration Date. A Certificate of Concurrency will only be issued prior to development approval and indicates that concurrency will be met for all concurrency facilities and services. The Certificate of Concurrency will remain in effect for the same period of time as the development order with which it was issued. Upon the expiration of the development order, the Certificate of Concurrency shall be forfeited and deemed invalid. The longest standing complete development application (i.e., next-in-line application) waiting for adequate facility capacities shall have the first right to available capacities of a concurrency review is successfully completed according to Policies ~~8A~~-1.1.8 and -1.1.9.

Development Orders with No Expiration Date. If a development order does not have an expiration date, the Certificate of Concurrency shall be valid for a period of not less than twelve months from the date of issuance but no longer than the forfeiture date invalidating the Certificate. The forfeiture date shall be established according to the following circumstantial events:

The capacities reserved through a Certificate of Concurrency shall be forfeited to the Town to grant to another applicant of development requiring that capacity to successfully complete a concurrency review. Upon forfeiture of these capacities, the Certificate of Concurrency shall be deemed invalid.

In the event all capacity of a concurrency public facility has been reserved through Certificates of Concurrency, the longest standing approved development order holding a Certificate of Concurrency shall forfeit that capacity if development has not proceeded in "good faith" the issuance date of the Certificate of Concurrency has exceeded twelve months. If the longest standing development order holding a Certificate of Concurrency has proceeded in good faith, then the next longest standing Certificate of concurrency accompanying a development order which has not proceeded in "good faith" shall become invalid and the reserved capacity forfeited back to the Town. This system will proceed until a determination is made as to whether previous development orders with a Certificate of Concurrency have all proceeded in good health.

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CHAPTER ~~X~~10

ECONOMIC PROSPERITY ELEMENT

Introduction

In February 2008, the Lake County Board of County Commissioners adopted the economic strategic plan entitled, "Building Bridges for Development in Lake County", and its vision for Lake County, "Lake County will strengthen its position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies." In 2009, the Town of Montverde completed an Evaluation and Appraisal Report (EAR) which was subsequently approved by the Council and submitted to the Department of Community Affairs (DEO). The Town's EAR specified adoption of a Town plan to diversify the local economy in cooperation with the Lake County effort and to share economic data and improve intergovernmental coordination.

The purpose of this Economic Prosperity Element is to provide a realistic vision and guide for the Town of Montverde to diversify its economy and tax base.

~~Strategies for Success,~~ **Goals, Objectives, and Policies-**
Strategies for Success

GOAL 10-1: A PRINCIPAL GOAL OF THE TOWN OF MONTVERDE ("TOWN") IS TO PROMOTE BALANCED, ORDERLY, SUSTAINABLE ECONOMIC GROWTH BY CREATING AND PROMOTING AN ECONOMIC CLIMATE THAT WILL ENHANCE PROSPERITY FOR ALL CITIZENS OF THE TOWN. OUR ENVIRONMENT, SMALL TOWN CHARM AND QUALITY OF LIFE ARE FUNDAMENTAL TO THE TOWN'S ECONOMY. PROTECTING THESE QUALITIES IS NECESSARY TO MAINTAIN A STRONG AND VIBRANT ECONOMY THAT IS FREE FROM THE CONSEQUENCES OF POORLY PLANNED DEVELOPMENT.

OBJECTIVE 10-1.1: The Town shall maintain current information on the following economic indicators: Unemployment Rate, Average Annual Wages, Median Household Income, Sales Tax Revenues, Tax Base in Relation to Population, Total Ad Valorem Taxes in Relation to Population, Home Ownership, Foreclosures and Homes for Sale. Other economic information shall be collected from sources which can be shown to be the best available data on a continuing basis.

Policy 10-1.1.1: Economic Data

The Town shall coordinate on a quarterly basis with Lake County's Economic Development and Tourism Department or Lake Economic Area Development (LEAD) agency to compile economic data relevant to the Town including but not limited to measures provided in Objective 1-1.1.

Policy 10-1.1.2: Florida Fish and Wildlife Conservation CommissionFWC Data

The Town shall utilize data provided by the Florida Fish and Wildlife Conservation Commission to determine or estimate economic impacts associated with Lake Apopka.

OBJECTIVE 10-1.2: Eco-Tourism and Sports Tourism Development.

Lake County's slogan is "*Real Florida, Real Close*". The Town of Montverde sees an opportunity to capitalize on the County's vision to accentuate the natural features and outdoor sporting industry that helps define the quality of life in Lake County. Therefore, the Town shall become a destination known for eco-tourism and outdoor sporting events.

Policy 10-1.2.1: Lake Apopka North Shore

The Town shall market its close proximity to Lake Apopka's North Shore – a nationally renowned birding and wildflower location.

Policy 10-1.2.2: Green Mountain Scenic Byway

The Town shall market its location and features along the Green Mountain Scenic Byway including but not limited to the North Shore Overlook and Ferndale Trailhead, Stecher Property, and the Ferndale Preserve.

Policy 10-1.2.3: Visitor's Guide

The Town shall create a visitor's guide including but not limited to nature interpretive guides and guides using mobile technologies. New media interpretive tours are relatively easy to produce and inexpensive to distribute and can be an effective means of telling more stories about Montverde and promoting visitation to the Town's scenic and natural assets. The visitor's guide shall also significantly highlight the Town's location along the Green Mountain Scenic Byway.

Policy 10-1.2.4: South Lake Chamber of Commerce

The Town shall work in conjunction with the South Lake Chamber of Commerce efforts to become a center for health, wellness and outdoor fitness. These efforts may include but are not limited to collaborating with the South Lake County Hospital – Live Well Center and the National Training Center.

Policy 10-1.2.5: Outdoor sporting events.

The Town shall hold outdoor sporting and community events to increase visibility of and attract people to the Town. An example may include, but is not limited to, the "Montverde Marathon" a marathon event that would start in the Montverde town center and traverse the Lake Apopka North Shore area along the levees.

OBJECTIVE 10-1.3: INFRASTRUCTURE FOR ECONOMIC PROSPERITY. The Town shall provide infrastructure that facilitates visitation and supports small scale retail and professional business that is consistent with Montverde's small-town charm.

Policy 10-1.3.1: Lake Apopka boating access.

The Town shall enhance boating access to Lake Apopka.

Policy 10-1.3.2: Trail System

The Town shall complete the remaining portions of the proposed trail system that connects the Stecher Property to Truskett Park on Lake Apopka by January 1, ~~2018~~2033.

Policy 10-1.3.~~43~~: Eco- and Sports-Tourism

The Town shall explore opportunities to utilize the Stecher Property for eco-tourism and sports tourism events and/or facilities.

Policy 10-1.1.~~54~~: Partnerships

The Town encourages partnerships between existing and potential businesses and educational institutions to develop programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

Policy 10-1.1.~~65~~: High speed internet

The Town shall explore opportunities to create a super high-speed broadband connection corridor or hotspot to attract small business and entrepreneurs.

OBJECTIVE 10-1.4: QUALITY DEVELOPMENT. The Town, through its Comprehensive Plan and Land Development Code, shall maintain and/or improve the Town's environmental, cultural, and aesthetic characteristics to attract tourists and associated small businesses to Montverde.

Policy 10-1.4.1: The Town shall prepare an Eco-Tourism and Sports Tourism Support District Overlay.

This ~~district~~-District shall require specific commercial design guidelines consistent with the Green Mountain Scenic Byway criteria and shall include incentives to promote small-scale retail associated with ecotourism and sports tourism.

Policy 10-1.4.2: Residential guidelines

The Town shall ~~prepare~~ continue to update its residential design guidelines for use in constructing new homes ~~after January 1, 2016~~. These guidelines shall focus primarily on basic style such as, but not limited to, "Florida Cracker" or "Mission" and landscaping. This ~~policy~~ Policy shall not limit affordable housing.

Policy 10-1.4.3: Water Star

The Town shall revise the Land Development Code to promote "Water Star" certification of all future development.

Policy 10-1.4.4: The Town shall promote the following targeted industries:

- Agriculture, Forestry, Fishing;
- Eco-Tourism and Agri-Tourism;
- Education;
- Human Sports Performance and Training;
- Leisure;
- Small scale support for professional services and related locally owned small business;
- Small scale retail related sports and ecotourism;
- Small scale retail that is consistent with the Town's small town charm and locally owned small business; and

- Heritage Tourism.

Strategy 1:

Improve and strengthen existing relationships with Lake County, the South Lake Chamber of Commerce and the four other municipalities of South Lake County to promote sports tourism in Montverde. Action: Provide Council representation at South Lake Chamber Sports and Tourism Committee.

Strategy 2:

Coordination with the SJRWMD to promote wildlife viewing opportunities associated with the North Shore of Lake Apopka. Plan a marathon event to traverse the North Shore Restoration Area.

Strategy 3:

Further promote and build upon the Green Mountain Scenic Byway Corridor. Examine the opportunity of building a coalition of interested agencies and businesses along the Green Mountain Scenic Byway.

CHAPTER ~~XI~~11

ARCHAEOLOGICAL AND HISTORIC RESOURCES ELEMENT

Strategies for Success, Goals, Objectives, and Policies

GOAL 11-1: IDENTIFY, PRESERVE, PROMOTE

IDENTIFY

To identify the historical significance of the Town of Montverde's architectural, archeological, and cultural heritage as part of the effort to protect, develop sustainably, and redevelop areas of the Town.

OBJECTIVE 11-1.1. PROVIDE AN ADMINISTRATIVE FRAMEWORK FOR HISTORICAL AND ARCHAEOLOGICAL PRESERVATION WITHIN THE TOWN.

Policy 11-1.1.1: Planning and Zoning Board acts as HAPAB.

The Town's Planning and Zoning Board shall act as the Historic & Archeologic Preservation Advisory Board (HAPAB) to provide recommendations to the Town Council on all archaeological and historical issues, to approve Certificates of Appropriateness, educate the community on the value of historical and archaeological preservation, and to perform other duties as required by applicable laws or at the direction of the Town Council. The HAPAB shall also contain three (3) members from the Town's Historic Advisory Committee.

Policy 11-1.1.2: Personnel or Consultant Assigned

The Town shall assign personnel or consultant to coordinate municipal historic preservation activities, act as liaison providing assistance and information regarding historic preservation, assemble and manage

the base of information required to support that responsibility, provide administrative support for the HAPAB, and seek funding for preservation projects.

Policy 11-1.1.3: Mayor as Historic Preservation Officer

The Mayor or designee shall act as the Historic Preservation Officer.

Policy 11-1.1.4: Professional Services

When relevant, practicable and available, the Town shall ensure professional archaeological services are available to identify and preserve archaeological resources and to provide advice on archaeological issues.

Policy 11-1.1.5: Ordinance

A historic and archeologic preservation ordinance, structured to implement the historical and archaeological preservation goals, shall be implemented by the Town.

Policy 11-1.1.6: Display

A site or existing facility shall be designated to house and display historical and archaeological artifacts and to provide the public opportunity to view such artifacts as feasible.

Policy 11-1.1.7: Grants

The Town shall pursue grants to fund historical and archaeological preservation including restoration and conservation, research, and educational programs.

OBJECTIVE 11-1.2: THE TOWN OF MONTVERDE SHALL WORK IN COLLABORATION WITH LAKE COUNTY AND OTHER AGENCIES AND JURISDICTIONS TO IDENTIFY AND DOCUMENT HISTORICAL AND ARCHEOLOGICAL RESOURCES ON BOTH PUBLIC AND PRIVATE LANDS WITHIN AND AROUND THE TOWN.

Policy 11-1.2.1: Surveys

Continue ongoing comprehensive survey of all archeological, historical, and cultural resources within and around the Town.

Policy 11-1.2.2: Assessment

Utilize the Florida Master Site File, Department of State, Division of Historical Resources, or other best available and appropriate resources to assess the archeological or historical significance of properties within the Town.

Policy 11-1.2.3: Inventory

Continue to work in collaboration with Lake County and the State of Florida to maintain an inventory of all historic landmarks within Montverde.

Policy 11-1.2.4: Zoning Designation

Identify and designate areas appropriate for the designation of a Historic District zoning designation for the preservation of existing archeological and historical resources and for the promotion of new development with land uses and design in harmony with the historic character sought for preservation.

Policy 11-1.2.5: Surveys

Continue to seek funding for comprehensive surveys to identify and research structures, sites, districts, and archaeological sites and objects significant to Montverde's history.

Policy 11-1.2.6: Nomination

Encourage nomination to the National Register of Historic Places and or Florida Master Site Files of eligible publicly and privately-owned archeological and historic resources within the Town of Montverde by providing assistance to property owners through the process.

Policy 11-1.2.7: Formal Process

Establish a formal process to evaluate structures and sites for archeological and historical significance.

Policy 11-1.2.8: Evaluation

Consider an evaluation process based on the cultural, historical, architectural, and archeological value within the context of adjacent properties, structures, and districts.

Consider an evaluation process of structures based on the structural integrity of the building and the potential level of hazard in renovation or rehabilitation.

Policy 11-1.2.9: Preservation Efforts

Coordinate preservation efforts with the planning efforts of the East Central Florida Regional Planning Council and Florida Department of Transportation Green Mountain Scenic Byway Master Plan, prepared in 2008, to capitalize on regional opportunities that could benefit Montverde.

OBJECTIVE 11-1.3: IDENTIFICATION AND PROTECTION OF ARCHAEOLOGICAL SITES PROCESS

Policy 11-1.3.1: Protection of 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 11-1.3.2: Protecting Potential Archaeological Sites.

Shoreline areas of Lake Apopka in Montverde are known to contain prehistoric artifacts, as evidence by Site File 8LA243, LA02769, LA00544, LA00243, LA00061, LA00273, LA00543, LA01134, LA00473 registered with the Florida Department of State, Division of Historical Resources. The area within one thousand feet of Lake Apopka shall be deemed an archaeological sensitivity zone. Prior to the disturbance of soils, groundbreaking, or the issuance of a building permit, whichever shall be the earliest activity, for a proposed development occurring on undeveloped, vacant or agricultural lands lying in the archaeological sensitivity zone, an archaeological investigation of the site shall be prepared by the applicant of development and a representative of the Town Planning and Zoning Board, or by a professional

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archaeologist or historian. Where the proposed development exceeds ten acres, the investigation must be conducted by an experienced archaeologist, historian, or person of similar expertise.

Policy 11-1.3.3: 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.

GOAL 11-2: IDENTIFY, PRESERVE, PROMOTE

PRESERVE

To preserve the historical significance of the Town of Montverde's architectural, archeological, and cultural heritage as part of the effort to protect, develop sustainably, and redevelop areas of the Town.

OBJECTIVE 11-2.1. Encourage preservation through the protection, conservation, rehabilitation, and adaptive reuse of significant historic resources in the Town of Montverde. The Town shall implement ten Regulations that set terms for negotiations with landowners prior to the development process to ensure the protection of Archaeological Sites. Until such time as the Town has adopted these standards the following policies shall remain enforced:

Policy 11-2.1.1: Protection

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 11-2.1.2: 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 11-2.1.3: 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 2.1.5 shall be identified on the Future Land Use Map Series.

Policy 11-2.1.4: 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 this Policy.

Policy 11-2.1.5: Protection of Historic Sites

Alteration or modifications of a designated historic site shall conform to guidelines set forth in the National Park Service, U.S. Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," codified in 36 Code of Federal Regulations Part 67. In the event a designated historic site is proposed for demolition, the Town shall follow standards contained in the United States Library of Congress "Historic American Buildings Survey" (HABS) to measure the merits of razing the structure.

Objective 11-2.2

Policy 11-2.2.1: Reviews

Administratively review all requests for additions, alterations, rehabilitation, and demolition of historically significant structures within historic districts or neighborhoods to ensure such activities are compatible with the continued historic viability of the area.

Policy 11-2.2.2: Standards

Develop standards for the review of demolition, rehabilitation, renovation, alteration, and new construction in historic districts.

Policy 11-2.2.3: Additions

Encourage additions, alterations, and rehabilitation that are sensitive to historically significant structures whenever possible.

Policy 11-2.2.4: Value

Encourage other governmental agencies to consider historic and architectural value when taking actions affecting such properties within the Town.

Policy 11-2.2.5: Demolition

Prohibit demolition of structures contributing to historic districts and neighborhoods, except in cases where preservation and/or rehabilitation efforts have been thoroughly explored and all alternatives to demolition are not found to be economically feasible.

Policy 11-2.2.6: Site Plan Requirement

Establish a requirement that all land development applications requiring site plan or subdivision plat review address the potential occurrence of historical and archaeological resources discovered within property boundaries.

Policy 11-2.2.7: Temporary Suspension

Consider a requirement for temporary suspension of land development activities when sites of potential archaeological or historical significance are discovered; should such resources be deemed significant, require the implantation of appropriate action to preserve resources.

Policy 11-2.2.8: Code Evaluation

Evaluate current municipal code and comprehensive plan policy on a bi-annual basis to determine if changes are needed.

Policy 11-2.2.9: Obstacles and Opportunities

Remove obstacles to the rehabilitation of qualified historic structures and create opportunities for continued use or adaptive reuse.

OBJECTIVE 11-2.3: UTILIZE POLICIES AND REGULATIONS TO SUPPORT PRESERVATION EFFORTS.

Policy 11-2.3.1: Design Standards

Consider the creation of historical preservation design standards for sites and structures in existing historic neighborhoods and for new development in the historic zoning district or other zoning districts.

Policy 11-2.3.2: Exemptions

Allow exemptions from the Florida Building Code in cases where strict compliance to the code would interfere with historic rehabilitation in compliance with official guidelines, provided that the exemption does not endanger public health or safety.

Policy 11-2.3.3: Zoning Districts

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Review and update existing development standards of various zoning districts to advance the historical and archeological preservation goals.

Policy 11-2.3.4: Protection Ordinance

Consider a historical and archeological preservation ordinance which will provide specific criteria designed to protect the historic and archaeological resources of the Town.

Policy 11-2.3.5: Green Mountain Scenic Byway

Consider policies that complement the regional efforts regarding the Green Mountain Scenic Byway to create eco-tourism opportunities focusing on Montverde's history.

GOAL 3: IDENTIFY, PRESERVE, PROMOTE

PROMOTE

To promote the historical significance of the Town of Montverde's architectural, archeological, and cultural heritage as part of the effort to protect, develop sustainably, and redevelop areas of the Town.

OBJECTIVE 11-3.1: PROMOTE MONTVERDE'S ARCHEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES TO CREATE AN AWARENESS THROUGHOUT THE TOWN OF MONTVERDE, LAKE COUNTY, THE REGION, AND FLORIDA OF THE UNIQUE HISTORY AND CULTURAL AND EDUCATIONAL OPPORTUNITIES WITHIN MONTVERDE.

Policy 11-3.1.1: Educational programs

Establish and expand educational and public information programs to promote historic resources and their importance to the community.

Policy 3.1.2: Public Documents

Make available and accessible to the public documents pertaining to the identification and preservation of historical and archeological resources within Montverde including documents and maps pertaining to surveys, analyses and reports, as well as historical public records.

Policy 11-3.1.3: Technical Information

Assist local historical preservation organizations with technical information and available funding opportunities from federal, state, and private resources for historic preservation purposes.

Policy 11-3.1.4: Promoting Value

Promote the educational, cultural, and recreational value of locally designated historic resources by distribution of public information on these resources in order to promote eco-tourism.

Policy 11-3.1.5: Need for Preservation

Disseminate information on the historical, archeological, and architectural resources of the community and of the incentives for preservation and restoration of these resources for the purposes on educating the public on the need for preservation and the preferred practices for preservation as it applies to Montverde.

Policy 11-3.21.46: Ownership Recognition

Encourage private property owners of historically significant structures to receive recognition of historic significance from the State or other agencies.

OBJECTIVE 11-3.2: PROMOTE MONTVERDE'S INCLUSION AS A KEYSTONE COMMUNITY ALONG THE GREEN MOUNTAIN SCENIC BYWAY FOR THE PURPOSES OF CULTIVATING SUPPORT FOR THE TOWN'S PRESERVATION EFFORTS AND TO CAPITALIZE ON ECO-TOURISM OPPORTUNITIES.

Policy 11-3.2.1: Historic Tour

Develop an interpretive historic tour within the Town of Montverde highlighting various community resources including historical and archeological assets.

Policy 11-3.2.2: Partnership to Promote

Pursue a partnership with Lake County and the other partners along the Green Mountain Scenic Byway (Mount Dora, Astatula, Oakland,

Winter Garden, and Orange County) to promote the history and eco-tourism opportunities in and around Montverde.

Policy 11-3.2.3: Public Information Campaign

Develop a public information and marketing campaign to promote the diversity of archeological, historic, cultural, and recreational opportunities in and around Montverde.

Policy 11-3.2.4: Funding

Seek funding and partnership efforts with Lake County, neighboring jurisdictions, Green Mountain Scenic Byway partners, as well as regional, state, and federal agencies.

DRAFT

CHAPTER ~~XII~~12

Property ~~rights~~ Rights ~~element~~ Element

Introduction

The Property Rights Element ensures specific property rights, as enumerated by the Florida legislature, are considered in the decision-making process for preparing and implementing the Town's comprehensive plan. These property rights are specified in Florida Statutes 163.3177(6)(i) adopted in 2021. These property rights are required to be addressed in a separate element.

The Town planning process is open and transparent with regard to decision making that applies to amendments to the comprehensive plan and the land development code. The Public Participation Element in the Comprehensive Plan provides a detailed program for public participation including a set of goals, objectives and policies. The public participation process is also guided by a set of standards adopted in the Town's land development regulations that are transparent and consistent with the requirements of State law in Chapter 2, Article I.

Goals, Objectives and Policies

GOAL 12-1: TOWN OF MONTVERDE WILL MAKE DECISIONS WITH RESPECT FOR PROPERTY RIGHTS AND WITH RESPECT FOR PEOPLE'S RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY.

OBJECTIVE 12-1.1: THE TOWN OF MONTVERDE WILL RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

Policy 12-1.1.1: Owner Interests

Town of Montverde will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 12-1.1.2: Use of Property

Town of Montverde will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 12-1.1.3: Privacy

Town of Montverde will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 12-1.1.4 Disposition of Property

Town of Montverde will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

OBJECTIVE 12-1.2 PEOPLE HAVE THE RIGHT TO PARTICIPATE IN PLANNING AND DEVELOPMENT DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY. TOWN OF MONTVERDE DECISION-MAKING WILL BE TRANSPARENT SO THAT ALL PEOPLE MAY PARTICIPATE IN DECISIONS THAT AFFECT THEIR LIVES AND PROPERTY. POLICIES 2.1 THROUGH 2.4 PROVIDE MINIMUM STANDARDS FOR SOME PLANNING AND DEVELOPMENT DECISIONS. LAND DEVELOPMENT REGULATIONS MAY PROVIDE FOR ADDITIONAL PROCESSES AND STANDARDS.

Policy 12-1.2.1: Decisions for which Town of Montverde must follow policies-Policies 2.2 through 2.4.

The Town of Montverde must follow the procedures in ~~policies~~ Policies 12-1.2.2 through 12-1.2.4 when Town of Montverde: amends this ~~comprehensive~~ Comprehensive plan ~~Plan~~; changes the zoning designation of property; or approves a development order for more than three (3) residential dwelling units, for more than 9,999 square feet of non-residential development, governing more than five [5] acres of land, requiring a variance, or requiring an exception.

Policy 12-1.2.2: Public Hearing Necessity

A decision ~~policy~~ Policy 2.1 identifies must occur in a public hearing meeting the standards of this policy.

12-1.2.2.A. Any affected person may participate. Town of Montverde recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any affected person may participate in and be a party to a hearing on a decision this policy governs. An affected person is any person or local government that will suffer an adverse effect to an interest protected or furthered by this comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large. An owner, developer, or applicant for a development order is an affected person. An association representing the interest of one or more members when the interest is within the association's general scope of interest and activity is an affected person.

12-1.2.2.B. An affected person's right to be heard

The Town of Montverde recognizes that it should make planning and development decisions in response to true and accurate information. In all decisions this policy governs, Town of Montverde will provide every affected person an equal opportunity to be heard, to present and rebut evidence, and to be informed of all information on which

Town of Montverde bases its decision. Town of Montverde will not grant any affected person a greater opportunity to be heard than another affected person. For example, no affected person, including an applicant for a development order, may present in a hearing for more time than Town of Montverde makes available to any other affected person.

Policy 12-1.2.3: Public Notice

The Town of Montverde recognizes that a person cannot participate in decisions about which they are unaware. In addition to providing notice as other laws require, when Town of Montverde makes a decision ~~policy~~Policy 2.1 identifies that relates to a piece or to pieces of real property that Town of Montverde can specifically identify, Town of Montverde will ~~at least 14 days before the hearing~~, mail notice of the hearing to the owners of real property and to residents, within a ~~minimum of 300 feet~~radius defined within the Montverde Land Development Code, Section 2-47 (LDC Publication and Notice Requirements), of the real property to which the decision relates. This will apply to all applications for ~~Re-Zoning~~rezoning, Comprehensive Plan ~~Amendment~~amendment, and ~~Variance~~variance requests.

Policy 12-1.2.4: Public Pre-Application Meeting

The Town of Montverde recognizes that planning and development decisions raise issues which Town of Montverde may not be capable of adequately addressing in a single hearing and that Town of Montverde will make the best decisions when every affected person has the opportunity to participate early and throughout the decision-making process. The applicant for a decision ~~policy~~Policy 2.1 identifies (or Town of Montverde if Town of Montverde initiates the decision-making process) shall make every effort possible to hold a public pre-application meeting prior to applying for or initiating the decision-making process. The party holding the meeting must request, at least 30 days before the meeting, that Town of Montverde provide notice of the meeting via newspaper and website that Town of Montverde provides notice of public meetings and Town of

Montverde will comply with this request. In addition, if a proposal relates to a piece or to pieces of real property that the party holding the meeting can specifically identify, then the party holding the meeting must, at least 30 days before the meeting, mail notice of the meeting to residents and to owners of real property within 300 feet of the real property to which the proposal relates. In the meeting, the party holding the meeting must: present its proposal, provide time for all people attending to ask questions and share their perspectives, and record notes which it will provide to Town of Montverde and which Town of Montverde will make a part of the record related to its decision on the proposal.

OBJECTIVE 12-3: PEOPLE RELY ON THIS COMPREHENSIVE PLAN AND ON THE ZONING DESIGNATIONS OF PROPERTIES WHEN DECIDING HOW TO USE PROPERTY. THE TOWN OF MONTVERDE DECISION-MAKING WILL BE RELIABLE AND PREDICTABLE TO PROMOTE SOUND, LONG-TERM INVESTMENTS IN THE COMMUNITY. POLICIES 3.1 THROUGH 3.3 PROVIDE MINIMUM STANDARDS FOR SOME PLANNING AND DEVELOPMENT DECISIONS. ~~LAND-DEVELOPMENT~~ REGULATIONS MAY PROVIDE FOR ADDITIONAL PROCESSES AND STANDARDS.

Policy 3.1 Decisions for which Town of Montverde must follow policies 2.2 and 2.3.

The Town of Montverde must follow the procedures in ~~policies~~ Policies 2.2 and 2.3 when Town of Montverde amends this comprehensive plan or changes the zoning designation of property.

Common Acronyms with Definitions

AMI - Area Median Income

BEBR - Bureau of Economic and Business Research

BMP - Best Management Practices

CDBG - Community Development Block Grant

CEMP - Comprehensive Emergency Management Plan

CIP - Five-Year Capital Improvements Program

CPTED - Crime Prevention Through Environmental Design

CRA - Community Redevelopment Agency

CSA - School Concurrency Service Areas

CUP - Consumptive Use Permit

DU/AC - Dwelling Units Per Acre

DULA - Dense Urban Land Area

RPC - Regional Planning Council

EPA - United States Environmental Protection Agency

FAC - Florida Administrative Code

FAR - Floor Area Ratio

FDEP - Florida Department of Environmental Protection

FDOT - Florida Department of Transportation

FEMA - Federal Emergency Management Agency

FLUM - Future Land Use Map

F.S. - Florida State Statutes

FFWCC - Florida Fish and Wildlife Conservation Commission

FY - Fiscal Year

GPD - Gallons Per Day

HUD - United States Department of Housing and Urban Development

ITS - Intelligent Transportation Systems

JPA - Joint Planning Agreement

LDC - Land Development Code

LID - Low Impact Development

LOS - Level of Service

MGD - Million Gallons Per Day

MPO - Metropolitan Planning Organization

PSFE - Public Schools Facility Element

PUD - Planned Unit Development

ROW - Right(s)-of-Way

SHIP - State Housing Initiative Program

SIS - Strategic Intermodal System

SJRWMD - St. Johns River Water Management District

SR - State Road

TCEA - Transportation Concurrency Exception Area

TDM - Transportation Demand Management

TIA - Transportation Impact Analysis

WTP - Water Treatment Plant

WWTP - Wastewater Treatment Plant