



Amended

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING/WORKSHOP AGENDA
AUGUST 19, 2025, AT 6:30 P.M.
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL**

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

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

TOWN COUNCIL MEMBERS

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

STAFF

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

DISCLAIMER

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. PUBLIC HEARING, ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2025-182** A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Parque Verde, LLC for an outdoor storage business for boats, RVs, and trailers; Providing for Conditions; and Providing for an Effective Date.
- B. Resolution No. 2025-179** A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Approval for a 137 Single Family Lot Residential Subdivision generally located north of Osgood Road, East of County Road 455, and West of Lake Apopka within the Town of Montverde, Lake County, Florida; And Providing for an Effective Date.

II. DISCUSSION AND ACTION ITEMS

- A.** Discussion on the Community Building
- B.** Montverde's latest Sidewalk Plan

III. REMINDERS AND ADJOURNMENT

- A.** Any further business from the Mayor, Town Manager or Councilmembers
- B.** Motion to Adjourn

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

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

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

CALL TO ORDER AND OPENING CEREMONIES

PUBLIC HEARING, ORDINANCES AND RESOLUTIONS

RESOLUTION 2025-182

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING MINOR SITE PLAN APPROVAL TO PARQUE VERDE, LLC FOR AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVS, AND TRAILERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Grant Roberts on behalf of Parque Verde, LLC, filed an application for Minor Site Plan approval to comply with Resolution 2023-87 which grants a Conditional Use Permit to allow for an outdoor storage business as more particularly set forth therein; and

WHEREAS, the Planning and Zoning Committee and the Town Council of the Town of Montverde have considered the application in accordance with the procedures for granting Minor Site Plan Approval in Section 6-24 of the Land Development Code, subject to conditions.

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

Section 1. Granting Minor Site Plan Approval.

The site plan, attached hereto as Exhibit A, pursuant to an application filed by Grant Roberts on behalf of Parque Verde, LLC (hereafter referred to as "Applicant"), is granted, with conditions, for the following described property:

Parcel No: 11-22-26-0002-000-04100

The North $\frac{3}{4}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 11, Township 22 South, Range 26 East, Lake County, Florida.

Section 2. Conditions of Approval.

- (a) Prior to the start of any construction activities, the Applicant shall resolve, to the satisfaction of the town manager or designee, the following Planning and Administrative Matters:
 - Conditions set forth in Resolution 2023-87
- (b) The owner/applicant must comply with all other Town land development regulations and provide any and all other items requested by the Town reviewers that have not been provided.
- (c) Such Minor Site Plan Approval shall expire or be revoked in accordance with the Town's Code of Ordinances, the earlier of (1) the Property ceases to be used for the purpose approved in Resolution 2023-87; (2) Resolution 2023-87 expires or is

revoked; or (3) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

This conditioned approval may also be revoked by Town Council, at any time, if the above conditions are not followed and met by the Applicant. The Site Plan is attached hereto and incorporated herein.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

RESOLVED at a public meeting of the Town Council of the Town of Montverde, Lake County, Florida, this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

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

	YEA	NAY	ABSTAIN
Allan Hartle, Councilmember			
Joe Morganelli, Councilmember			
Grant Roberts, Councilmember			X
Carol Womack, Vice-Mayor			
Joe Wynkoop, Mayor			



STAFF REPORT

MINOR SITE PLAN

Public Hearing: Town Council: August 19, 2025

Resolution No.: Resolution 2025-182

Applicant/Owner: Grant Roberts / Parque Verde LLC

Application No.: SP25-000002

Requested Action: The applicant is seeking approval of a Minor Site Plan, required per the Conditional Use Permit (Resolution 2023-87).

Staff Determination: Staff recommends approval if the applicant completes by the hearing date the remaining outstanding items required in the Land Development Code (LDC) and Conditions for Approval of Resolution 2023-85.

Planning & Zoning Committee: At their July 29, 2025, public hearing, the Planning & Zoning Committee voted unanimously to recommend approval of Resolution 2025-182 with the condition the applicant satisfies the outstanding items required for the Minor Site Plan.

Subject Property Information

Size: 15.09-acres

Location: Fosgate Road

Alternate Key No: 3779570

Existing Zoning District: Single Family Low Density (R1L)

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M	Residential	Single Family Homes
East	R1L	Classified Recreation	Owned by Mag Terrace HOA
South	R1L	Vacant Residential	Owned by Parque Verde
West	A	Agriculture Business	Owned by Parque Verde

R1M: Single Family Medium Density | R1L: Single Family Low Density | A: Agricultural



STAFF REPORT

Background Information:

Town Council approved a Conditional Use Permit to allow an outdoor storage business for boats, RVs and trailers on March 26, 2025. (Resolution 2023-87)

Staff Analysis

Staff reviewed the application and site plan dated 7/22/25 and requested additional information required by the Land Development Code (LDC) and the conditions for approval of Resolution 2023-87. A copy of the review comments are included in the Application section.

Opposition/Support

Opposition: 0

Support: 0

Town Council Motion Considerations: Quasi-Judicial Action

Resolution 2025-182

1. **Recommend adoption** of Resolution 2025-182, approving the Minor Site Plan for the property located on Fosgate Road, Montverde, FL. Alt Key Number: 3779570.
2. **Recommend denial** of Resolution 2025-182, denying approval of the Minor Site Plan for the property located on Fosgate Road, Montverde, FL. Alt Key Number: 3779570, based on the following reasons inconsistent with the Land Development Code and Ordinance 2023-87. [Town Council to provide specific reasons for recommendation of denial.]
3. **Continue action** on Resolution 2025-182, continuing the approval of the Minor Site Plan for the property located on Fosgate Road, Montverde, FL. Alt Key Number: 3779570, pending additional information requested by the Town Council. [Town Council to provide specific additional information requested.]



STAFF REPORT

FIGURE 1 – LOCATION MAP





STAFF REPORT

FIGURE 2 – ZONING MAP





STAFF REPORT

FIGURE 3 – FEMA & WETLAND MAP





STAFF REPORT

EXHIBIT A

RESOLUTION 2025-182

RESOLUTION 2025-182

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING MINOR SITE PLAN APPROVAL TO PARQUE VERDE, LLC FOR AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVS, AND TRAILERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE

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- (a) Prior to the start of any construction activities, the Applicant shall resolve, to the satisfaction of the town manager or designee, the following Planning and Administrative Matters:
 - Conditions set forth in Resolution 2023-87
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- (c) Such Minor Site Plan Approval shall expire or be revoked in accordance with the Town's Code of Ordinances, the earlier of (1) the Property ceases to be used for the purpose approved in Resolution 2023-87; (2) Resolution 2023-87 expires or is

revoked; or (3) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

This conditioned approval may also be revoked by Town Council, at any time, if the above conditions are not followed and met by the Applicant. The Site Plan is attached hereto and incorporated herein.

Section 3. Effective Date.

This resolution shall become effective immediately upon its passage.

RESOLVED at a public meeting of the Town Council of the Town of Montverde, Lake County, Florida, this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

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

	YEA	NAY	ABSTAIN
Allan Hartle, Councilmember			
Joe Morganelli, Councilmember			
Grant Roberts, Councilmember			X
Carol Womack, Vice-Mayor			
Joe Wynkoop, Mayor			



STAFF REPORT

APPROVED

NOTICE OF PUBLIC HEARING

The purpose of this report is to provide information regarding the proposed project. The project is located at [address] and is a [type of project]. The project is being proposed by [applicant name]. The project is being proposed for [purpose]. The project is being proposed for [purpose].

The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose].

EXHIBIT B

ADVERTISING

The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose].

The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose].

The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose]. The project is being proposed for [purpose].

APPROVED: [Signature]
[Title]



AMENDED NOTICE OF PUBLIC HEARINGS

Amended: The previous notice contained incorrect information including the Town Council meeting date. The correct date is shown below. You are receiving this notice because you own property within 300-feet of a property requesting Preliminary Development Plan approval (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Tuesday, July 29, 2025, at 6:30 p.m.**, and the Town Council will hold a public hearing on **Tuesday, August 19, 2025, at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

RESOLUTION 2025-182

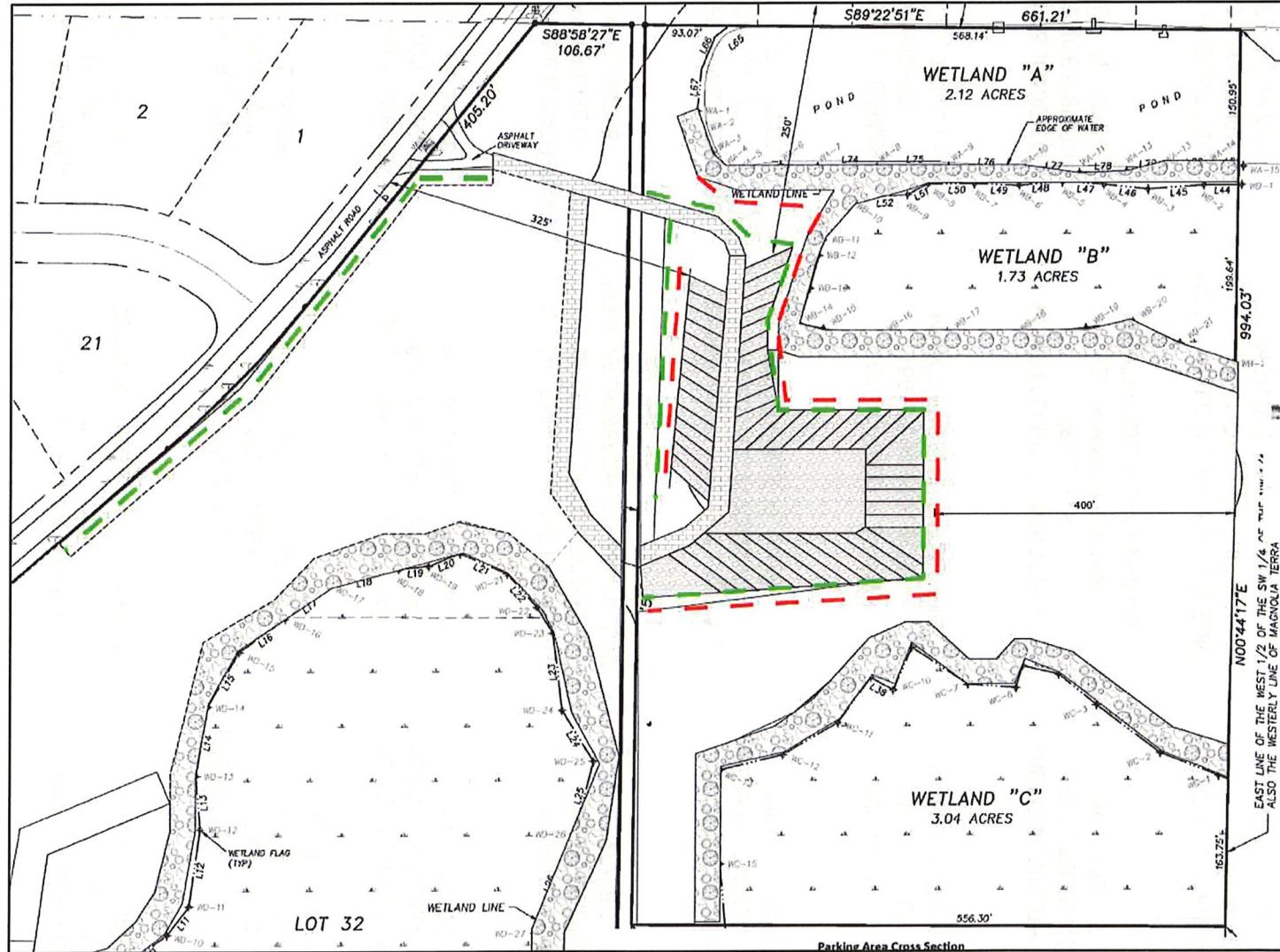
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING MINOR SITE PLAN APPROVAL TO PARQUE VERDE, LLC FOR AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVS, AND TRAILERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

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

Paul Larino, Town Manager
Town of Montverde



Parque Verde Site Plan
Fosgate Road
Alt Key #3779570

ABBOUD RODELLE
16110 RIDGEWOOD AVE
MONTVERDE, FL 34756

AJEMIAN PAUL V & CYNTHIA A
16524 MAGNOLIA TER
MONTVERDE, FL 34756

AMARANTE RAFAEL A & ELVIRA
16808 FLORENCE VIEW DR
MONTVERDE, FL 34756

AMER NORMA S & RUBEN A
16833 ALPHA AVE
MONTVERDE, FL 34756

ANGELO JOHN V & LYNDA
PO BOX 8578
CORAL SPRINGS, FL 33075-8578

AYMAT OLQUIA & S GONZALEZ
16800 FLORENCE VIEW DR
MONTVERDE, FL 34756

BENARD EDWARD R & CHERI A
15919 PADDOCK DR
MONTVERDE, FL 34756

BOIKE MICHELE M
16824 FOSGATE RD
MONTVERDE, FL 34756

BROKOVICH WILLIAM R & ANGELA L
CASTANEDA CHAUX
16807 FLORENCE VIEW DR
MONTVERDE, FL 34756

BROOKS JUSTIN A & ANDREA J
16813 FLORENCE VIEW DR
MONTVERDE, FL 34756

BURK TIMOTHY R & TAYLOR K
16010 RIDGEWOOD AVE
MONTVERDE, FL 34756

CONDON MATTHEW B & KELLY R
16602 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

DAHLGREN RONALD E & CATHERINE
1911 HOLDEN RIDGE LN
MINNEOLA, FL 34715

DCS REAL ESTATE INVESTMENTS LLC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

DIAS FAMILY LEGACY TRUST
16540 MAGNOLIA TER
MONTVERDE, FL 34756

EGUSQUIZA KATHLEEN & TEODORO
16828 OMEGA CT
MONTVERDE, FL 34756

ELDRIDGE R WESLEY & LAURA L
16040 RIDGEWOOD RD
MONTVERDE, FL 34756

FLORIDA EDUCATOURS LLC
16525 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

GAINOUS FERRELL J & HAZEL A
PO BOX 560596
MONTVERDE, FL 34756-0596

GIBB DONALD M & GENA
16610 MAGNOLIA TER
MONTVERDE, FL 34756-3513

HUTCHINGS JOHN P & LINDA B
16021 RIDGEWOOD AVE
MONTVERDE, FL 34756-3308

KINNEY KELLY & JONATHAN
16801 FLORENCE VIEW DR
MONTVERDE, FL 34756

KONTNY LARRY W & VIRGINIA B
TRUSTEES
16516 MAGNOLIA TER
MONTVERDE, FL 34756-3509

KRUKOSKI TIMOTHY J & HEATHER
16816 FLORENCE VIEW DR
MONTVERDE, FL 34756

LAYTON MICHAEL & TANYA
16041 RIDGEWOOD AVE
MONTVERDE, FL 34756

MACDONALD GLEN A & JACQUELINE
15921 THOROUGHbred LN
MONTVERDE, FL 34756

MAGNOLIA TERRACE HOA INC
PO BOX 560252
MONTVERDE, FL 34756-0252

dup

dup

MERCER TIMOTHY B & ANJANETTE S
16006 RIDGEWOOD AVE
MONTVERDE, FL 34756

MERHIGE ROBERT K II & JENNIFER
15932 THOROUGHbred LN
MONTVERDE, FL 34756

dup

dup

REDMOND FRANK & TERRY
JOHNSTON
16111 RIDGEWOOD AVE
MONTVERDE, FL 34756

dup

SAUNDERS KIMBERLEE K
16821 ALPHA AVE
MONTVERDE, FL 34756

WATSON CHEYENNE M AND JOHN C
COPELAND
16832 FOSGATE RD
MONTVERDE, FL 34756

MINNIE BRETT M
16048 RIDGEWOOD AVE
MONTVERDE, FL 34756

dup

dup

REYNDERS ANNE & JOEL
16618 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

ROBERTSON DANNEY T
16120 RIDGEWOOD DR
MONTVERDE, FL 34756

TIDO CLAUDE
1609 PRESIDIO DR
CLERMONT, FL 34711

WOODWARD BRAD
15918 THOROUGHbred LN
MONTVERDE, FL 34756-3333

dup

PARQUE VERDE LLC
PO BOX 560312
MONTVERDE, FL 34756-0312

PERRY DOUGLAS D & KIMBERLEY A
16508 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

ROBERTS JOHN C & WENDY L LIFE
ESTATE
16004 RIDGEWOOD AVE
MONTVERDE, FL 34756

SANDBROOK CLAIRE & STEPHEN
16103 RIDGEWOOD AVE
MONTVERDE, FL 34756

TORRES MARIA R &
16500 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756

YANG SONGRONG & JAMES D
LIMPUS
PO BOX 560293
MONTVERDE, FL 34756-0293



STAFF REPORT

EXHIBIT C APPLICATION

July 22, 2025 – Staff Report V1



APPLICATION FOR MINOR SITE PLAN REVIEW

1. Applicant's Name: Grant Roberts

Telephone Number: 407-408-0664

Applicant is: Owner Developer Lessee Agent Optionee

2. Owner's Name: Parque Verde LLC

Address: PO BOX 560533, Montverde, FL 34756

Telephone Number: 407-408-0664

3. Contractor's Name: Owner Builder

Address: _____

Telephone Number: _____

License Number: _____

4. Architect's Name: Owner Builder

Address: _____

Telephone Number: _____

Registration Number: _____

5. Landscape Architect: Owner Builder

Address: _____

Telephone Number: _____

Registration Number: _____

6. Project Name: Parque Verde

Physical Location/Address: 16790 Fosgate Rd, Montverde, FL 34756

7. The property is located in the vicinity of the following streets:

Ridgewood Ave & Fosgate Rd

RECEIVED
6/17/25

8. Area of property _____ Square Feet 15 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

MONTVERDE, LAKE HIGHLANDS 10-22-26 TRACTS 17, 18, 31 & 32 LYING SE'LY OF FOSGATE RD PB 3
PG 51 ORB 3264 PG 94 ORB 3264 PG 103

10. The property is currently zoned: R1

11. Briefly describe the proposed project: RV/Boat/ Trailer Parking

If for storage, what type of material will be stored? Vehicles

12. Have any development reviews and/or approvals been granted to this property?
Yes No If yes, list the type, date and result:

Coniditional Use Permit. Approved Feb, 2025

13. Has any Variance been granted concerning this property? Yes No
If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

General Information

___ a. Name of project.

___ b. Statement of intended use of site.

___ c. Legal description of the property and size of parcel in acres or square feet.

___ d. Name address and phone number of owner or owners of record.

___ e. Name, address and phone number of owner's agent.

___ f. Name, address, phone number, signature and registration of

person(s) preparing the plan.

- _____ g. Date, north arrow and scale number of sheets; the scale (not smaller than one inch to fifty feet (1"=50)) shall be designated and where appropriate, the same scale shall be used on all sheets.
- _____ h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" 2,000').
- _____ i. Linear dimensions of the site.
- _____ j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- _____ k. Finished grading elevations.
- _____ l. All existing and proposed building restriction lines (i.e., highway setback lines, easement, covenants, rights-of-ways, and building setback lines).
- _____ m. Commitments, such as contributions to off set public facilities impacts.
- _____ n. Zoning on all adjacent land.
- _____ o. All rights-of-way and curb cuts within 150 feet of the proposed site on both sides of the road.

Building and Structure

- _____ a. Intended use.
- _____ b. Number of stories.
- _____ c. Height of building(s).
- _____ d. Number of dwelling units and density for multifamily site plans.
- _____ e. Projected number of employees, if applicable.
- _____ f. If restaurant, show number of seats and occupancy load.
- _____ g. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.
- _____ h. Photograph or sketch of proposed sign with dimensions and material type.

- ___ i. Façade and elevation plans as follows: Exterior elevations with material designations, outline specifications of façade and roof treatments

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

- ___ a. Engineering plans and specifications for streets, sidewalks and driveways
- ___ b. All parking spaces delineated.
- ___ c. Number of parking spaces.
- ___ d. Number and location of handicapped spaces.
- ___ e. Number and designation of loading spaces
- ___ f. Number of square feet of paved parking and driveway materials of driveways.
- ___ g. Cross-section of proposed street improvements.
- ___ h. Fire lanes
- ___ i. Location of proposed driveway(s) and median cut(s).
- ___ j. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow
- ___ k. Location of traffic-control signs and signalization devices
- ___ l. Designated location of sidewalks
- ___ m. Coordination of walkways, driveways, etc., with facilities in adjacent developments
- ___ n. All proposed street and alleys

Proposed Water, Sewer and Solid Waste Facilities

- ___ a. Size, material, specifications and location of water mains, valves, services and fire hydrants.
- ___ b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
- ___ c. Size and location of septic tank and drainfield, if applicable.
- ___ d. Grease separation system, if applicable: Size, location and materials.

- ___ e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

- ___ a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.
- ___ b. Irrigation system plan.

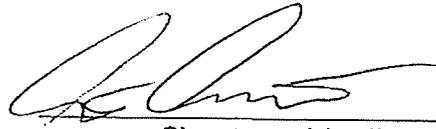
Environmental Protection

- ___ a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.
- ___ b. Conservation easements per the requirements.
- ___ c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

- ___ a. A certificate of concurrency or evidence of application for a certificate.
- ___ b. An application for a clearing and tree permit meeting all criteria specified in the Developmental Procedures and Regulations chapter and the Landscaping and Tree Protection chapter.
- ___ c. Drainage calculations as required in the Stormwater Management chapter.
- ___ d. Fire flow calculations, if applicable.
- ___ e. Lift station calculations, where required.
- ___ f. Copy of HRS permit, where required.
- ___ g. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.
- ___ h. Environmental assessment per the requirements, if applicable.

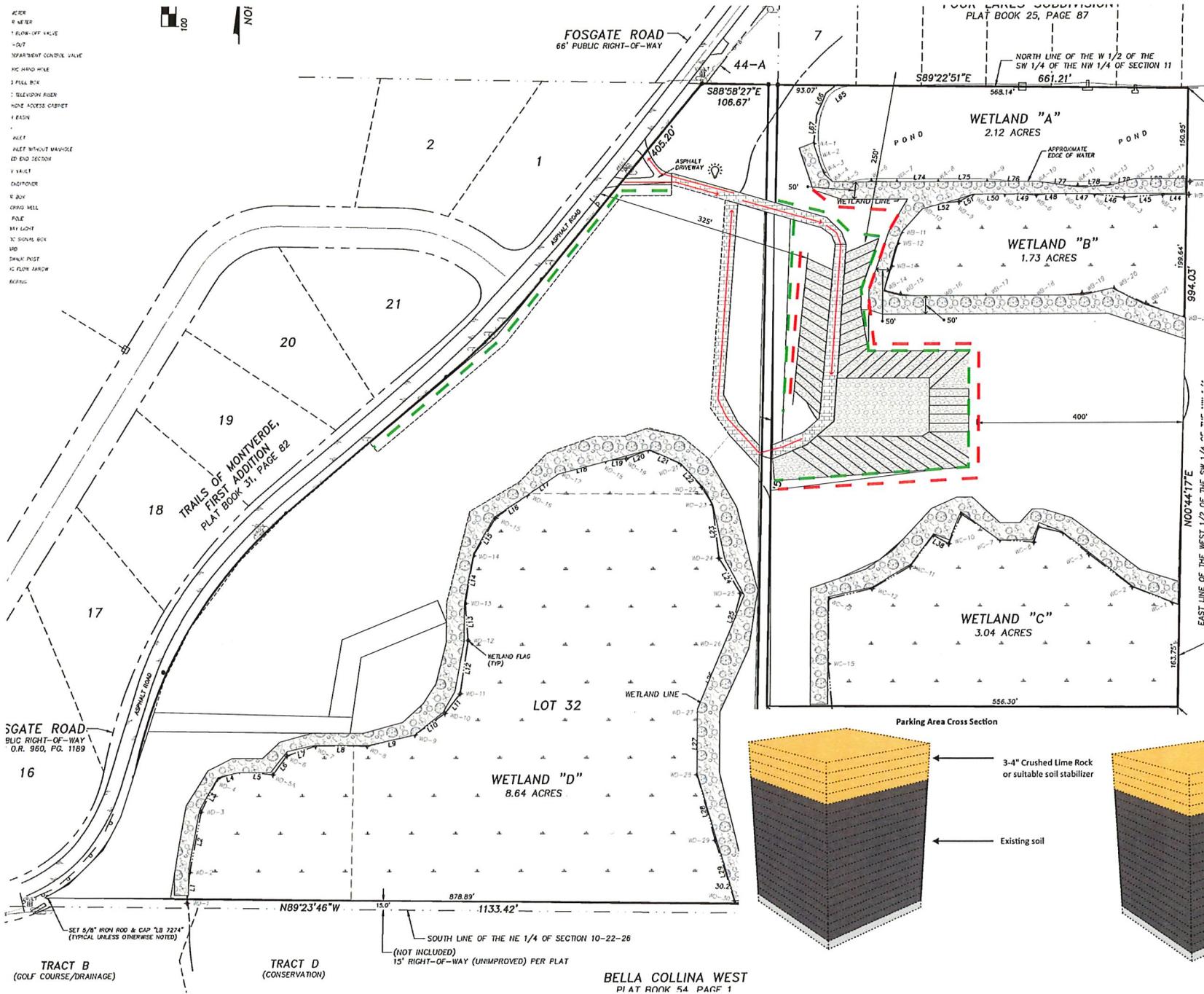
____ i. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.



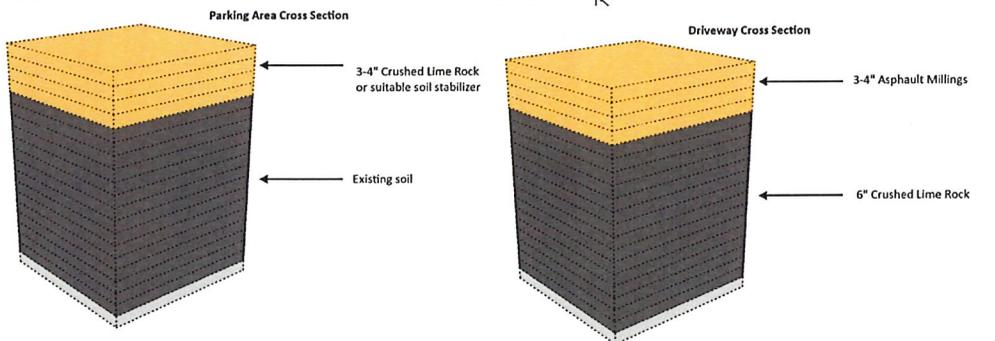
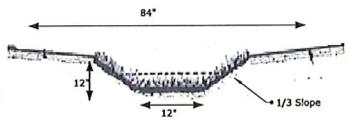
Signature of Applicant

PLEASE SUBMIT APPLICATION TO THE TOWN CLERK ACCOMPANIED BY FIFTEEN (10) COPIES OF THE SITE PLAN (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION AS REQUIRED BY TOWN OF MONTVERDE.

- ACER
- R WETTER
- FLOW-OFF VALVE
- OUT
- DEPARTMENT CONTROL VALVE
- MC HAND HOLE
- 1 FALL BOX
- 1 TELEVISION RISER
- HIDE ACCESS CABINET
- 1 RAIN
- 1 AILET
- AILET WITHOUT MANHOLE
- ID END SECTION
- Y VALVE
- CHDPODER
- R BOX
- CRAG WELL
- POLE
- TRY LIGHT
- 10 SIGNAL BOX
- WIP
- THANK POST
- 10 FLOW MARCH
- BOILING



- = Wetland Setback, 50' for Storage Area
- = Existing/Future Trees and/or Landscape Buffer. Signage every 50' will be placed along this line stating "Do Not Enter". Viburnum or Podocarpus will be used for this buffer
- = Parking Areas. Each designated spot will be no more than 12' wide and will range from 20' to 35' in length (see cross section below)
- = Road/Drive Areas (see cross section below)
- = Swale (see Diagram below) Swale will be installed per towns specifications. It will be installed inside the 50' Wetland buffer where applicable



TRACT B
(GOLF COURSE/DRAINAGE)

TRACT D
(CONSERVATION)

BELLA COLLINA WEST
PLAT BOOK 54, PAGE 1

 **PERMIT PROJECT**
 FILE #: 25-000224
 16790 FOSGATE RD MONTVERDE FL 34756
 PARQUE VERDE - GRANT ROBERTS

No image found for this file, click here to upload an image.



-  PERMITS
-  **REVIEWS**
-  INSPECTIONS
-  DOCUMENTS
-  VIOLATIONS
-  CONTACTS
-  ACTIVITIES
-  NOTES
-  FILE



REVIEW INFORMATION

Department

Activity Type

Assign To

Permit #:

Created On

Notes

DATES

Start Date

Due Date

Completion Date

Status

 **REVIEW COMMENTS**   

#	COMMENTS
1	<p>Section 6-60 of the town code specifies that:</p> <p>"Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the state."</p> <p>As the submittal is a single sheet not prepared/signed/sealed by a Florida Registered PE, the submittal does not represent a complete submittal. Applicant will need to submit site plan package in conformance with Section 6-60, as well as in conformance with the remainder of Chapter 6.</p>

☰ REVIEW COMMENTS



#	COMMENTS	
0	The subject property is zoned Single Family Low Density (R1L) and has an approved Conditional Use Permit (Res 2023-87) for an outdoor storage business for boats, RVs	⚡ 🗑
0	Thank you for your submitted site plan. We have completed an initial review and have the following Requests for Additional Information (RAI):	⚡ 🗑
1	(Partially resolved - not to scale) RAI: Setbacks: Please use dimension lines/arrows to illustrate compliance with the required setbacks: Front: 25', Sides 7.5', Rear 25',	⚡ 🗑
2	(Partially resolved) RAI: Please add the length of the parking spots. Per condition (a), the 50 parking spots provided on the site plan shall have a maximum length of 38-ft.	⚡ 🗑
3	(Resolved) RAI: Please submit a traffic circulation plan to reflect how vehicles will enter, circulate and exit. Per condition (h), use of arrows and notes to illustrate the circulation.	⚡ 🗑
4	(Not yet resolved) RAI: Please submit a Right-of-way Utilization Permit from Lake County prior to any construction activities. Per condition (i), the applicant must meet and	⚡ 🗑
5	(Partially resolved) RAI: Please submit signage details. Per condition (j), signage must be constructed in accordance with the Town's sign code.	⚡ 🗑
6	(Resolved) RAI: Please indicate the location of the light at the entry point. Per condition (l), lighting is limited to the one (1) Dark Sky compliant, motion activated light at the	⚡ 🗑
7	(Resolved w/vegetative buffer) RAI: Please add a line to show the placement of the required fence. Per condition (n), a split rail or "Montverde Style" fence must be installed around the storage area to further prevent intrusion into the 50' minimum setback from the delineated seasonable high-water elevation or jurisdictional wetland line,	⚡ 🗑
8	(Not yet resolved) RAI: A Landscaping Plan and Irrigation Plan are required and should be completed in conformance with the Town of Montverde Land Development Code. Any new trees planted on-site to meet the minimum tree requirement must be at least 3-inches caliper and in a sixty-five (65) gallon container or greater and at least 12-ft in	⚡ 🗑
9	(Not yet resolved) The applicant must comply with all the conditions outlined in Resolution 2023-87 (included in Documents section).	⚡ 🗑

RESOLUTION 2025-179

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR A ~~139~~ 137 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION GENERALLY LOCATED NORTH OF OSGOOD ROAD, EAST OF COUNTY ROAD 455, AND WEST OF LAKE APOPKA WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Thomas Settle, as applicant on behalf of the owner, Montverde Land Co, LLC., filed an application for preliminary development plan approval to develop a single-family residential subdivision consisting of 137 lots; and

WHEREAS, the Planning and Zoning Committee and the Town Council have considered the application in accordance with the provisions of Section 8.5 – 8.7 Town of Montverde Land Development Regulations; and

WHEREAS, the proposed preliminary development plan is consistent with the Single-Family Low Density Residential FLU designation and Single-Family Residential PUD zoning approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Montverde, Florida, as follows:

1. The Town Council of Montverde has determined that the preliminary development plan for as presented for a 137-lot residential subdivision for the property described herein prepared by Kimley Horn having a date of 07-22-25, (the “Preliminary Plan”) meets the criteria as set forth in Sec. 8.7, Town of Montverde Land Development Regulations.
2. The Town Council of Montverde has further determined that the Preliminary Plan is consistent with the Comprehensive Plan for the Town of Montverde.
3. The Preliminary Plan as described above and on file with the Town is APPROVED.

ADOPTED at a regular meeting of the Town Council of the Town of Montverde, Lake County, Florida, this _____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

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



STAFF REPORT

PRELIMINARY DEVELOPMENT PLAN

Public Hearings: Town Council: August 19, 2025

Resolution No.: Resolution 2025-179

Applicant/Owner: Kimley Horn (Brian Ashby) on behalf of Thomas Settle, Montverde LandCo.

Application No.: P24-000001

Requested Action: The applicant is seeking approval of their Preliminary Development Plan (PDP).

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Code (LDC) and recommends approval. This is based on the analysis provided below.

Planning & Zoning Committee: At their July 29, 2025, public hearing, the Planning & Zoning Committee voted unanimously to recommend approval of Resolution 2025-179.

Subject Property Information

Size: 111.41 +/- Acres

Location: 17950 Dodie Trail, Montverde, FL. (Located north of Osgood Road, West of Lake Apopka, and East of Kirk Island Rd).

Alternate Key No.: 1066352, 1064112, 1028124, 1031168

Zoning District: Single-Family Residential PUD

Future Land Use Designation: Single-Family Low Density



STAFF REPORT

Adjacent Property Land Use

Direction	Zoning	Existing Use
North	N/A	Lake Apopka
East	N/A	Lake Apopka
South	R1M & RA/MH	Residential
West	R1M & R1L	Residential

Background Information

Ordinance 2024-44 changed the zoning from Lake County Agriculture to Town of Montverde Single-Family Residential PUD. Ordinance 2022-21 amended the Town of Montverde's Comprehensive Land Use Plan Designation from Lake County Agriculture to Town of Montverde Single-Family Low Density on the Future Land Use Map.

Staff Analysis

Staff has reviewed the application and required submittals for the 137-lot subdivision. The applicant has provided the required documentation outlined in LDC Sec 8-7 Required Documentation for Preliminary Development Plans. Staff provided comments to the applicant, and those comments have been sufficiently addressed until the Final Development Plan phase. A copy of the comments are included in the application section of the report. Staff recommends approval of the Preliminary Development Plan and to move forward to Final Development Plan per LDC Sec 8-8.

Opposition/Support

Opposition: 0

Support: 0



STAFF REPORT

Planning and Zoning Committee Motion Considerations: Quasi-Judicial Action

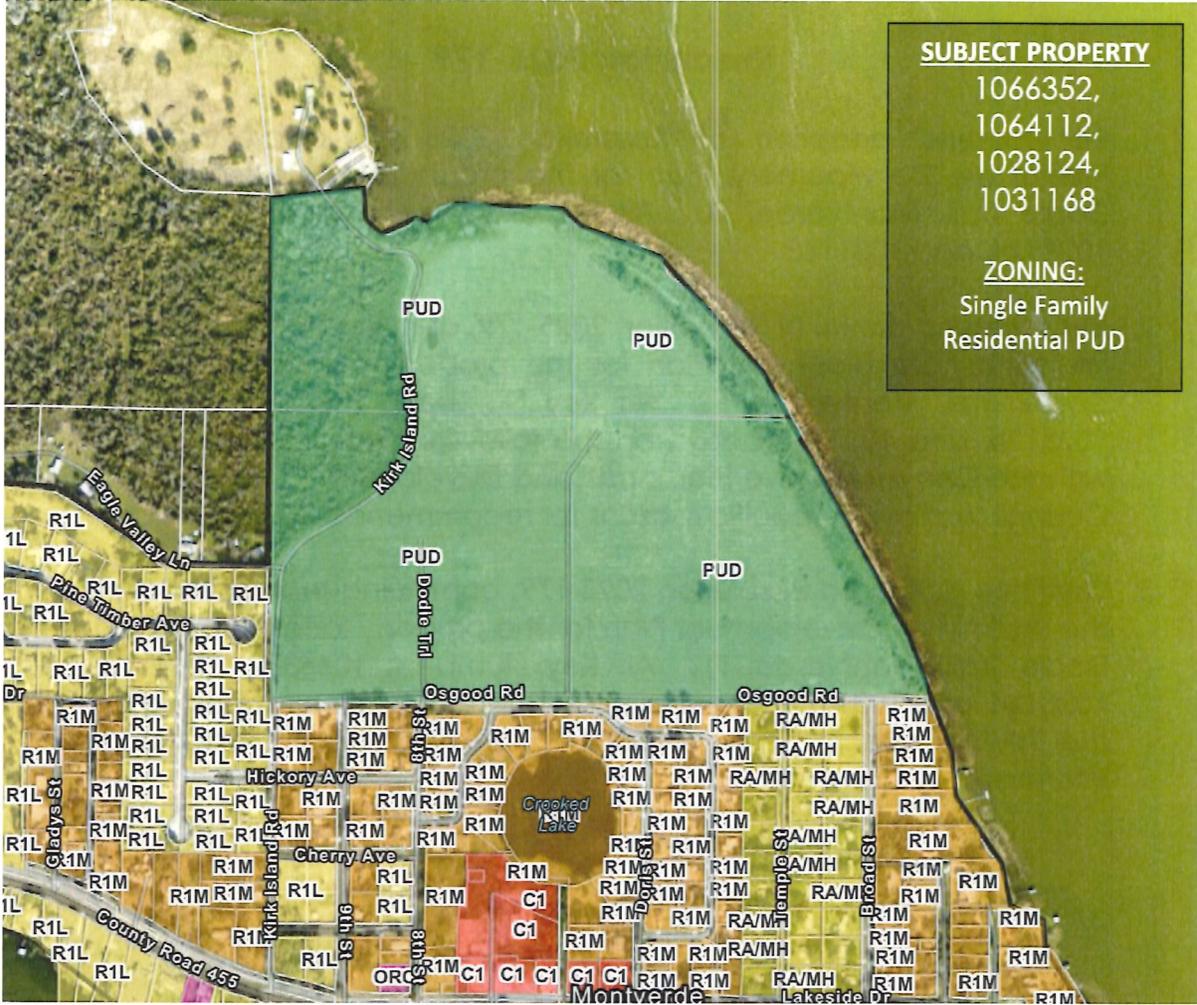
Resolution 2025-179

1. **Recommend adoption** of Resolution 2025-179, approving the Preliminary Development Plan for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168.
2. **Recommend denial** of Resolution 2025-179, denying approval of the Preliminary Development Plan for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168 based on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Town Council to provide specific reasons for recommendation of denial.]
3. **Continue action** on Resolution 2025-179, continuing the approval of the Preliminary Development Plan for the property located at 17950 Dodie Trail, Montverde, FL. Alt Key Numbers: 1066352, 1064112, 1028124, and 1031168, pending additional information requested by the Town Council. [Town Council to provide specific additional information requested.]



STAFF REPORT

ZONING: Single-Family Residential PUD





STAFF REPORT

FUTURE LAND USE: Single Family Low (SFL)



July 23, 2025 - Staff Report V3



STAFF REPORT

Aerial



July 23, 2025 - Staff Report V3



STAFF REPORT

Exhibit A

Resolution 2025-179

July 23, 2025 - Staff Report V3

RESOLUTION 2025-179

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR A 139 137 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION GENERALLY LOCATED NORTH OF OSGOOD ROAD, EAST OF COUNTY ROAD 455, AND WEST OF LAKE APOPKA WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Thomas Settle, as applicant on behalf of the owner, Montverde Land Co, LLC., filed an application for preliminary development plan approval to develop a single-family residential subdivision consisting of 137 lots; and

WHEREAS, the Planning and Zoning Committee and the Town Council have considered the application in accordance with the provisions of Section 8.5 – 8.7 Town of Montverde Land Development Regulations; and

WHEREAS, the proposed preliminary development plan is consistent with the Single-Family Low Density Residential FLU designation and Single-Family Residential PUD zoning approved by the Town Council.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Montverde, Florida, as follows:

1. The Town Council of Montverde has determined that the preliminary development plan for as presented for a 137-lot residential subdivision for the property described herein prepared by Kimley Horn having a date of 07-22-25, (the “Preliminary Plan”) meets the criteria as set forth in Sec. 8.7, Town of Montverde Land Development Regulations.
2. The Town Council of Montverde has further determined that the Preliminary Plan is consistent with the Comprehensive Plan for the Town of Montverde.
3. The Preliminary Plan as described above and on file with the Town is APPROVED.

ADOPTED at a regular meeting of the Town Council of the Town of Montverde, Lake County, Florida, this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

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



STAFF REPORT

Exhibit B Photographs



Overlooking Lake Apopka from corner of Broad St. and Abrams Ave.



View of the boat ramp at the end of Abrams Ave.

July 23, 2025 - Staff Report V3



STAFF REPORT



View of the property from Abrams Ave.



View of the southern boundary from corner of Osgood Rd & Temple St.

July 23, 2025 - Staff Report V3



STAFF REPORT

Exhibit C

Advertising



AMENDED NOTICE OF PUBLIC HEARINGS

Amended: The previous notice listed an incorrect Town Council meeting date. The correct date is shown below. You are receiving this notice because you own property within 300-feet of a property requesting Preliminary Development Plan approval (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Tuesday, July 29, 2025, at 6:30 p.m.**, and the Town Council will hold a public hearing on **Tuesday, August 19, 2025, at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

RESOLUTION 2025-179

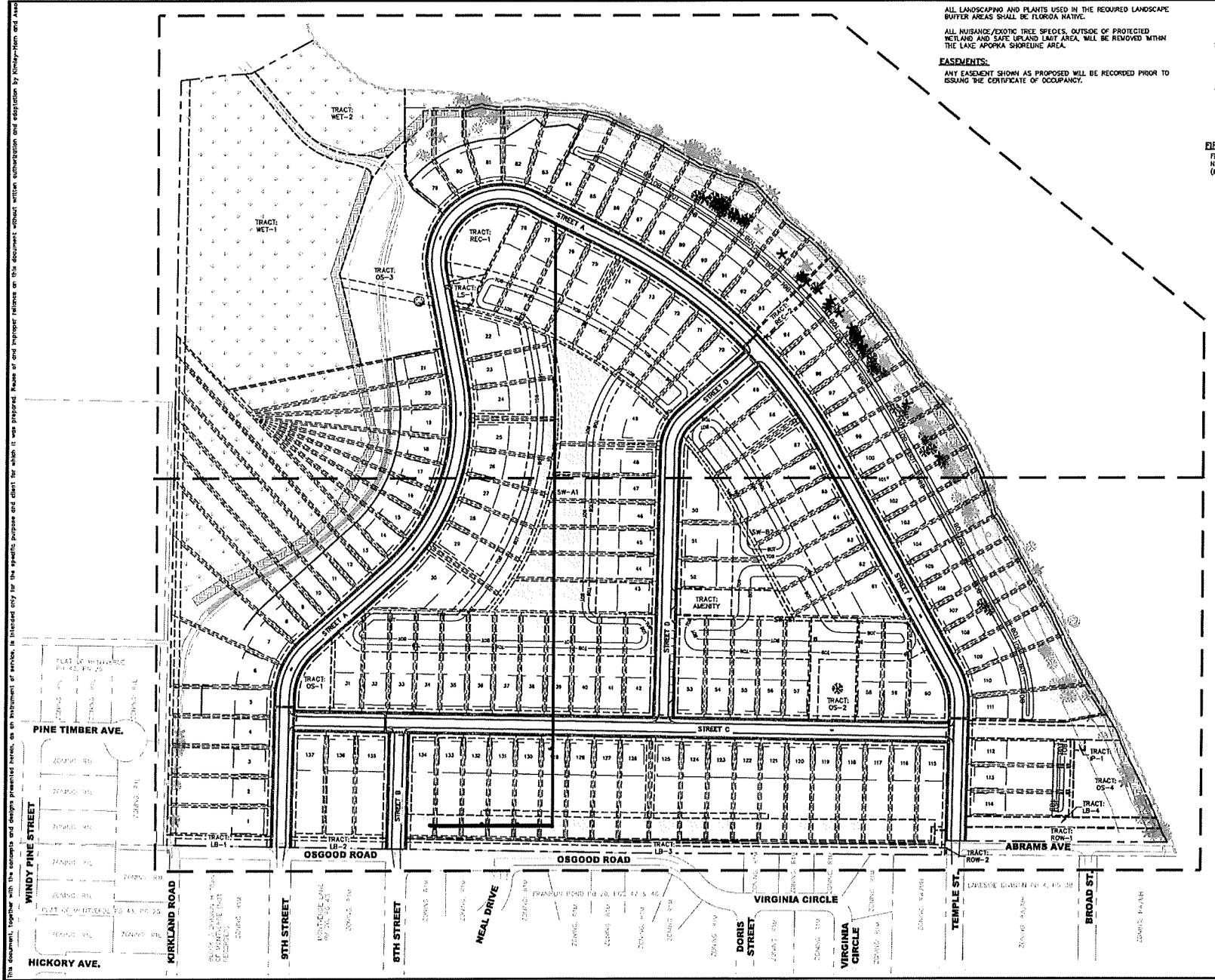
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR A 139 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION GENERALLY LOCATED NORTH OF OSGOOD ROAD, EAST OF COUNTY ROAD 455, AND WEST OF LAKE APOPKA WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

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

This resolution is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

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

Paul Larino, Town Manager
Town of Montverde



ALL LANDSCAPING AND PLANTS USED IN THE REQUIRED LANDSCAPE BUFFER AREAS SHALL BE FLORIDA NATIVE.

ALL NUISANCE/EXOTIC TREE SPECIES, OUTSIDE OF PROTECTED WETLAND AND SAFE UPLAND LIMIT AREA, WILL BE REMOVED WITHIN THE LAKE APOPKA SHORELINE AREA.

EASEMENTS:
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

Montverde Single Family
Preliminary Development Plan
Alt Key #'s: 1064112, 1028124, 1031168, 1066352

TOWN OF MONTVERDE
PO BOX 560008
MONTVERDE, FL 34756-0008

ALBONICO MARJORIE M LIFE ESTATE
17638 WINDY PINE ST
MONTVERDE, FL 34756

ANDERSON MICHAEL J & KIM E
17644 DORIS ST
MONTVERDE, FL 34756

ARELLANO GLORIA P TRUSTEE
17531 COUNTY ROAD 455
MONTVERDE, FL 34756

BALL ANN
17649 BROAD ST
MONTVERDE, FL 34756

BARRY MARALYN J
16634 PINE TIMBER AVE
MONTVERDE, FL 34756

BELCHER LANCE A SR & PATRICIA
PO BOX 560259
MONTVERDE, FL 34756-0259

BLACKBURN RANDY L
PO BOX 560072
MONTVERDE, FL 34756-0072

BLOSSOMS INVESTMENTS
PROPERTIES LLC
17900 COUNTY ROAD 455
MONTVERDE, FL 34756

BONATTI ROBSON T & MARIANA B DE
ANGELO
17650 DORIS ST
MONTVERDE, FL 34756

BOOTH SAMANTHA J & KYLE E
PO BOX 560603
MONTVERDE, FL 34756-0603

BURTON KYLE & SARA
16300 COUNTY ROAD 455 UNIT 601
BELLA COLLINA, FL 34756

C & D SMITH ENTERPISES LLC
271 SAPPHIRE DR UNIT 202
BRADENTON, FL 34209

CAROLYN J KOTAR REVOC. TRUST
17668 WINDY PINE ST
MONTVERDE, FL 34756-3118

CATAPANO JOHN J &
17708 NINTH ST
MONTVERDE, FL 34756

CHANDLER MARY L
138 PEBBLE CREEK RD
FRANKLIN, TN 37064

CHRISTOS ANTHONY REVOC TRUST
532 N BLUFFORD AVE
OCOE, FL 34761

CLARK MARLINES I
17641 NEAL DR
MONTVERDE, FL 34756

COX JAMES E JR & PAMELLA A
17705 BROAD ST
MONTVERDE, FL 34756

CRESON LINDA M
17707 EIGHTH ST
MONTVERDE, FL 34756

DAVAN TIMOTHY B
17708 KIRKLAND RD
MONTVERDE, FL 34756

DAVIDSON REBEKAH K & KEVIN S
PO BOX 560438
MONTVERDE, FL 34756-0438

VINTON THOMAS P LIFE ESTATE
17716 VIRGINIA CIR
MONTVERDE, FL 34756

DEBORAH L ANTHONY QPR TRUST &
CHRISTOS ANTHONY QPR TRUST
532 N BLUFORD AVE
OCOE, FL 34761

GAGNE JAYDEL
PO BOX 560405
MONTVERDE, FL 34756-0405

GEORGE AND RHONDA
GANZENMULLER REVOC LVG TRUST
PO BOX 560266
MONTVERDE, FL 34756-0266

GOMES LIMA DE SOUSA LIBNI & CECILIA
OLIVEIRA DE FREITAS GOMES
17705 VIRGINIA CIR
MONTVERDE, FL 34756

GUSTIN DEBRA L
13232 SUGARBLUFF RD
CLERMONT, FL 34715

HANSON JENNIFER
17624 NEAL DR
MONTVERDE, FL 34756

HRYCZUK MELISSA D C
PO BOX 560097
MONTVERDE, FL 34756-0097

HURLEY RAYMOND & CANDY
17648 BROAD ST
MONTVERDE, FL 34756

JOHN M DAGGETT REVOC. TRUST
53216 W GRINDSTONE RD
SANDSTONE, MN 55072

KAY LOIS ET AL
17719 TEMPLE ST
MONTVERDE, FL 34756

KEOPPEN NEIL & KELLEY
17702 9TH ST
MONTVERDE, FL 34756

KHUZIAKHMETOV ADEL I
& DINARA M GAYNUTDINOVA
17708 VIRGINIA CIR
MONTVERDE, FL 34756

KOCIELKO JERRY TRUSTEE &
15245 ARABIAN WAY
MONTVERDE, FL 34756-3316

MALCOMB DERRICK & ANGELA
17717 EIGHTH ST
MONTVERDE, FL 34756

MC ROBERTS HOWARD D JR & JOYCE
17654 WINDY PINE ST
MONTVERDE, FL 34756-3118

MEYER ROCHELLE L
17648 TEMPLE ST
MONTVERDE, FL 34756-3219

MONTVERDE ACADEMY INC
17235 SEVENTH ST
MONTVERDE, FL 34756-3210

WEST JOHN M
17756 NEAL DR
MONTVERDE, FL 34756

WYNKOOP JOSEPH
PO BOX 560276
MONTVERDE, FL 34756-0276

MONTVERDE LANDCO LLC
2 N TAMiami TRL STE 800
SARASOTA, FL 34236

ZEIDAN OMAR & LARA THALJI
913 ALGARE LOOP
WINDERMERE, FL 34786

MYLNIKOV SERGEI
17703 NEAL DR
MONTVERDE, FL 34756

NAUD RAYMOND J
17660 WINDY PINE ST
MONTVERDE, FL 34756

NOWLAN ANDREA L
16643 EAGLE VALLEY LN
MONTVERDE, FL 34756

PALASKY CHRISTOPHER M &
HEATHER R
17719 KIRKLAND RD
MONTVERDE, FL 34756-0381

PARROTT LINDA LIFE ESTATE
17642 VIRGINIA CIR
MONTVERDE, FL 34756

PETERS WINSTON SR
17643 VIRGINIA CIR
MONTVERDE, FL 34756

PETRIE G CRAIG & CINDY
PO BOX 560141
MONTVERDE, FL 34756-0141

PHILLIPS JOHN H & LYNETTE M
17630 WINDY PINE ST
MONTVERDE, FL 34756

PINES OF MONTVERDE HOA INC
TRUSTEE
PO BOX 783367
WINTER GARDEN, FL 34778-3367

POPESCU GINA
17711 9TH ST
MONTVERDE, FL 34756-3127

RALBAG J HOWARD & ANNY
225 W 86TH ST
NEW YORK, NY 10024

RAMGOBIN ANNE
PO BOX 560316
MONTVERDE, FL 34756-0316

REIT MARISSA & PAUL
PO BOX 560391
MONTVERDE, FL 34756-0391

REYES CHRISTIAN R & MEGHAN M
PO BOX 560202
MONTVERDE, FL 34756-0202

ROSS JACK
16619 PINE TIMBER AVE
MONTVERDE, FL 34756

SAGE GREGORY T
17150 OSGOOD RD
MONTVERDE, FL 34756

SANTOS EDWIN &
PO BOX 691957
ORLANDO, FL 32869-1957

SANTOS SANDRA V G & JOSEPH
16627 PINE TIMBER AVE
MONTVERDE, FL 34756

SCARLETT GREGORY A & TRACIE P
16635 PINE TIMBER AVE
MONTVERDE, FL 34756

SCHWARZ LESLEY A & WERNER R
LIFE ESTATE
17646 WINDY PINE ST
MONTVERDE, FL 34756

SOLOMON MICHAEL T
17705 KIRKLAND RD
MONTVERDE, FL 34756

STATE OF FLORIDA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

STATE OF FLORIDA
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

TAMARU CHRISTOPHER & MARTHA A
ALVAREZ
PO BOX 560624
MONTVERDE, FL 34756-0624

THURBER ARIC & LEAH
17708 TEMPLE ST
MONTVERDE, FL 34756



STAFF REPORT

Exhibit D Application



July 22, 2025

Town of Montverde
Planning Review
17950 Dodie Trail
Montverde FL 34756

Re: **Montverde Single Family Planning Review Comment Response**
File Number: 24-000060

To Whom It May Concern:

We are in receipt of your recent comments dated July 9, 2025 regarding the above referenced project and offer the following in response:

Comments from Town Planner:

1. Sheet C1.0 lists Building Setbacks. Please list all setback requirements as defined in Ordinance 2024-44. The revised building setback requirements do not match what is listed in Ordinance 2024-44. **Please revise to be consistent with Sec. 2(B) Setbacks.**

Response: All building setbacks have been revised to be consistent to match the requirements that are listed in Sec. 2(B) of Ordinance 2024-44. Please see sheet C1.0.

2. Sheet C1.0 - Typical Lot Layout detail should indicate approximate location of easement/environmentally sensitive area signage. **Please change side yard setbacks to 7.5-feet (as opposed to 7-feet).**

Response: The side yard setback has been revised to be 7.5 feet as opposed to the 7-foot that was originally being shown. Please see sheet C1.0.

3. Sheet C1.2 does not appear to show the required 80-foot ROW along Abrams Avenue consistent with the requirements of Ordinance 2024-44. Please revise to show the full extent and width required. **Please add a label on the 80-foot ROW along Abrams.**

Response: A label has been added on the 80-foot ROW along Abrams Avenue.

4. Sheet C1.3 provided a detail for proposed Conservation Area signs to be placed around all drainage easements, open space, and wetland easements. **Please add the following at the top of the sign detail: "(Community name here) – A community Committed to Conservation". Also, please delete plan Note 2 regarding sign placement as it is in conflict with Note 4.**

Response: The new note was added to the top of the sign detail. Additionally, Note 2 on the plan was removed due to conflict with Note 4.

5. Sheet L1.01 shows a canopy street tree. Ordinance 2024-44 requires one native canopy tree in the front yard. **Please revise and please add a note about root barrier protection.**

Response: A label calling out "(1) Native Canopy Street Tree" is included in each of the Typical Lot Exhibits to be in accordance with Ordinance 2024-44 requiring one native canopy tree in the front yard.

- 6. Sheet L1.01, please add the 10-foot front and rear; and 5-foot side, D&UE easements detail to each lot. Add a note that no equipment may be located in these dedicated easements. **Please add the 10-foot D&UE rear easement detail to each lot.**

Response: All front, rear, side, and D&UE easements dimensions and detail have been included in each of the Typical Lot Exhibits, as well as a note stating, "No equipment may be located in front, rear, side, or D&UE easements."

- 7. Sheet C1.1, please add the distance from the retaining wall to the wetland. **The retaining wall currently notes that the distance shall be no less than 25-feet. Please adjust note to say, "no less than 50-feet." per LDC Sec 10-91.**

Response: The note that depicts the proposed retaining wall along the limits of the existing wetlands has been adjusted. Please see sheet C1.1.

- 8. For the Tree survey, per Land Development Code (LDC) Sec. 6-62 (7), the location of all trees onsite, which are a minimum of four inches in diameter measured at approximately breast height (DBH) must be indicated. Smaller trees to be retained may also be shown by the applicant to assist in determining replacement requirements. Groups of trees in close proximity may be designated as clumps of trees with the estimated number and type of trees noted. Trees with a diameter of 24 inches and greater shall be identified by type, height, diameter and canopy spread. Trees to be removed, relocated or replaced must be named (common and botanical name) on the plan. Please revise accordingly and identify which trees are heritage trees, consistent with LDC Sec. 12-2 (b). Please indicate in the Tree Tables which trees are proposed to be removed or will remain and provide required replacement and mitigation data. **Please provide the replacement and mitigation data required by LDC Chapter 12.**

Response: Per discussion with Town of Montverde, the tree replacement and mitigation plan is not required until Final Engineering.

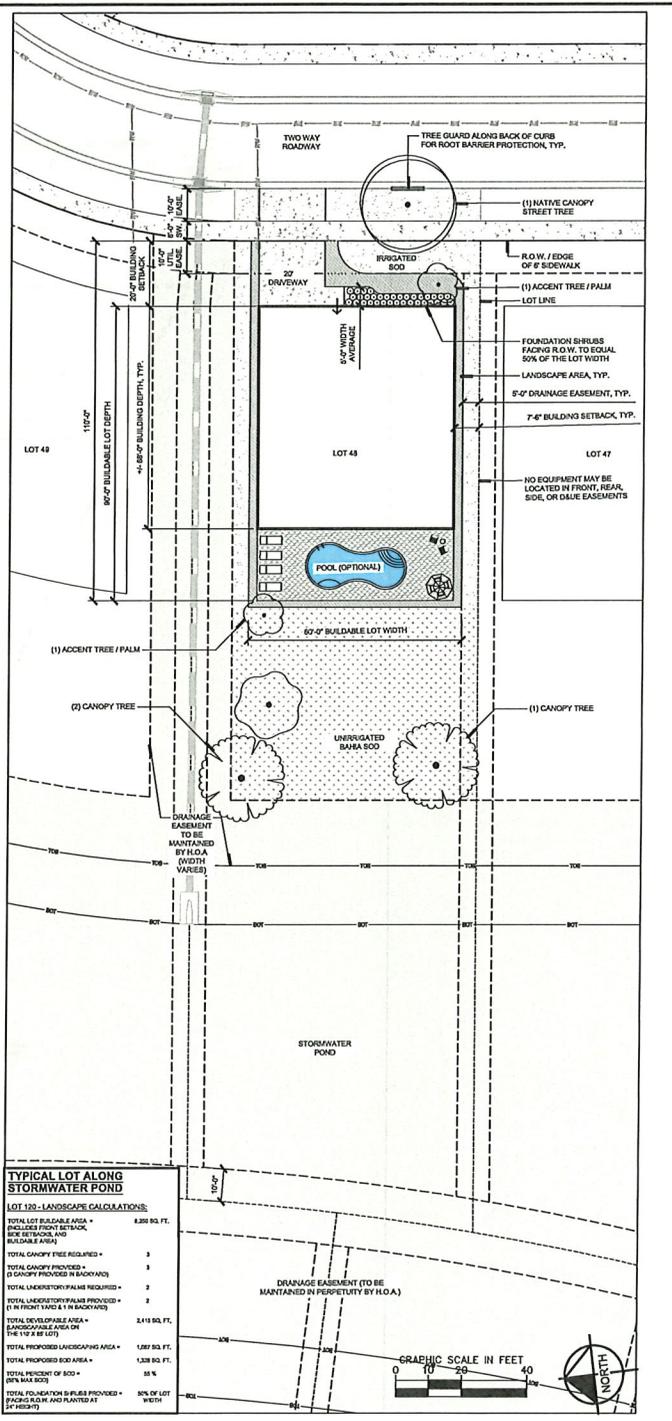
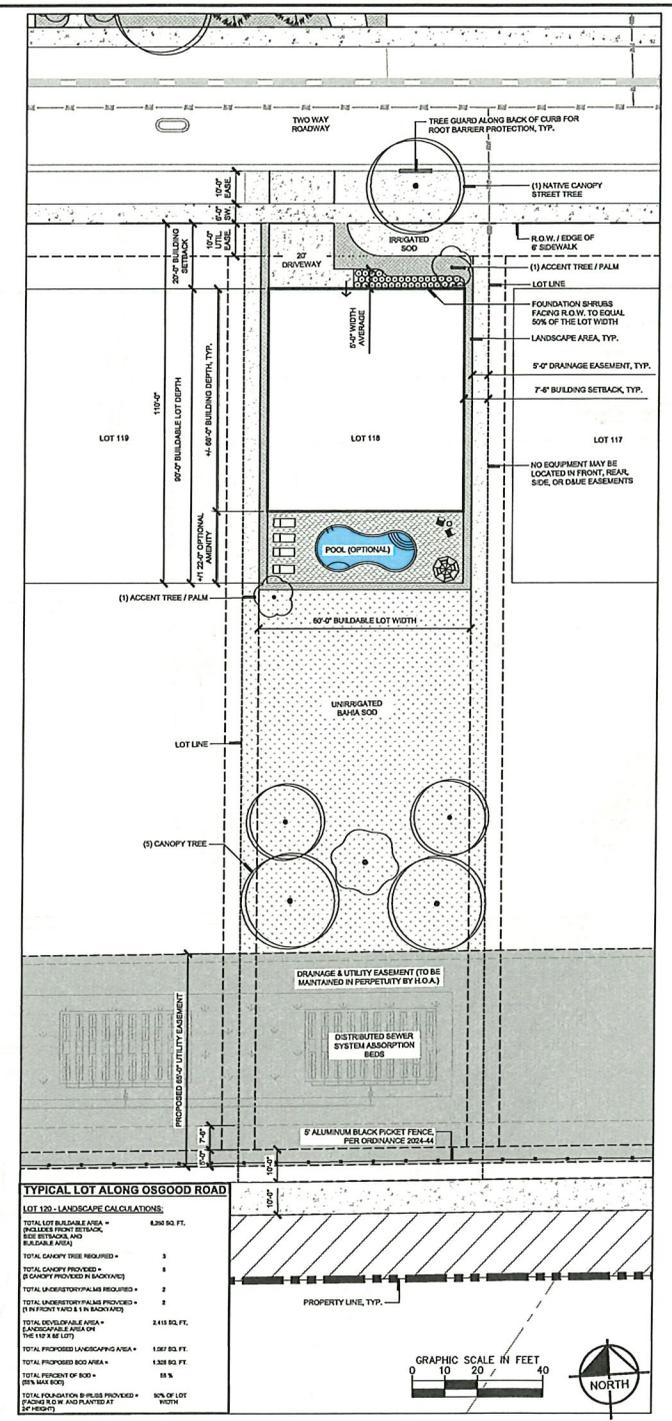
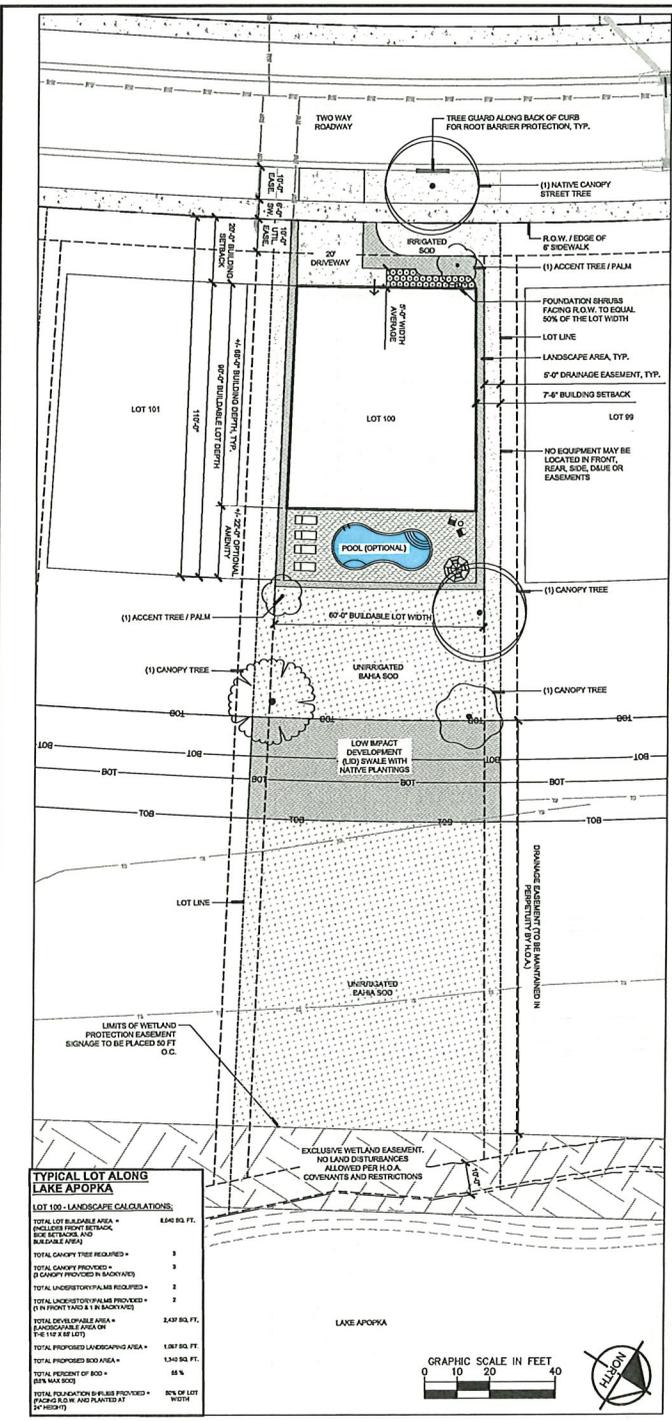
If you have any further questions, please do not hesitate to contact our office or email me at brian.ashby@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Brian Ashby, P.E.
Vice President



Kimley Horn
 6876 MARINICK LANE, SUITE 160, ORLANDO, FL 32827
 WWW.KIMLEY-HORN.COM PHONE: 407-338-4440 REGISTRATION No. 35105

TYPICAL LOT LANDSCAPE PLANS EXHIBIT

MONTVERDE SINGLE FAMILY

TOWN OF MONTVERDE FLORIDA

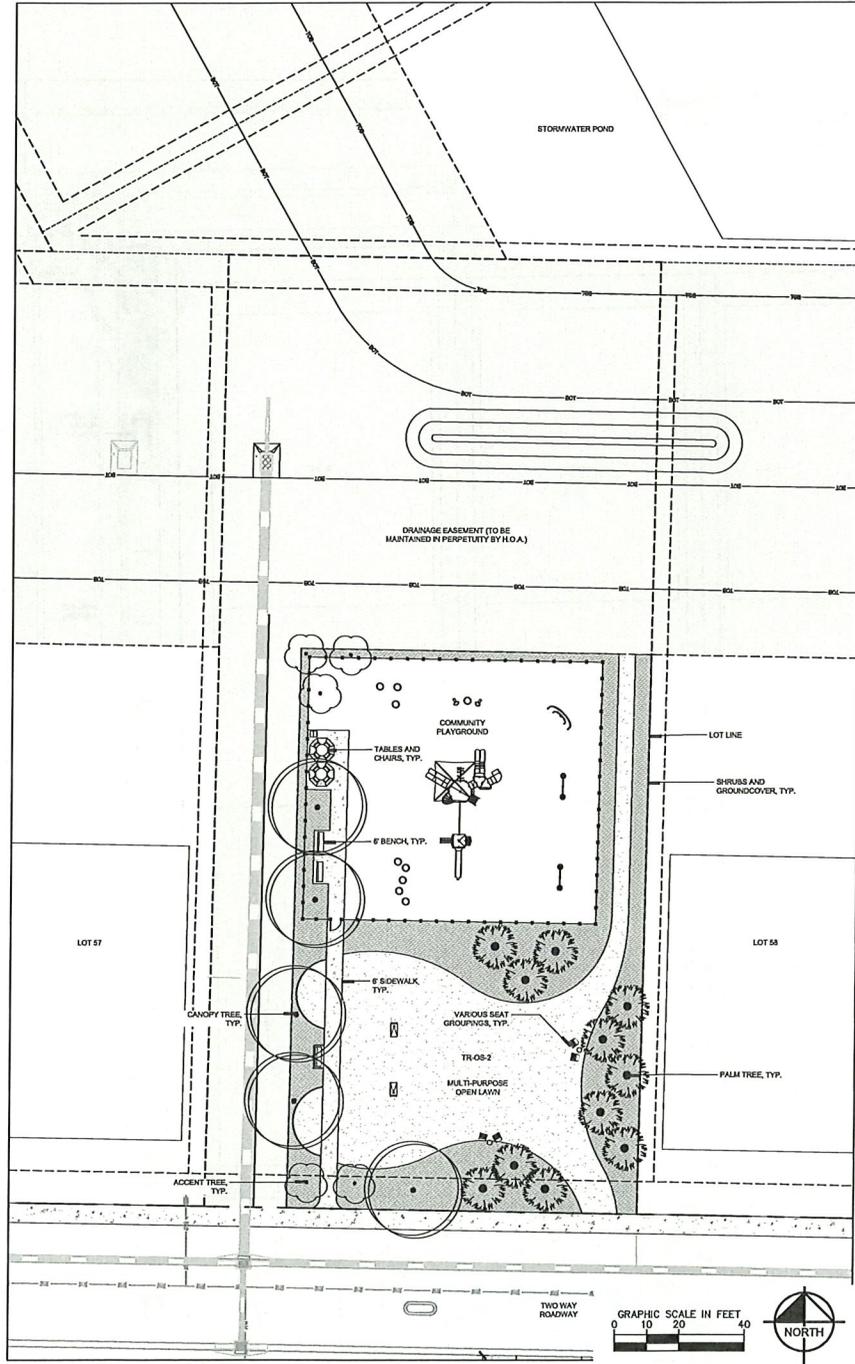
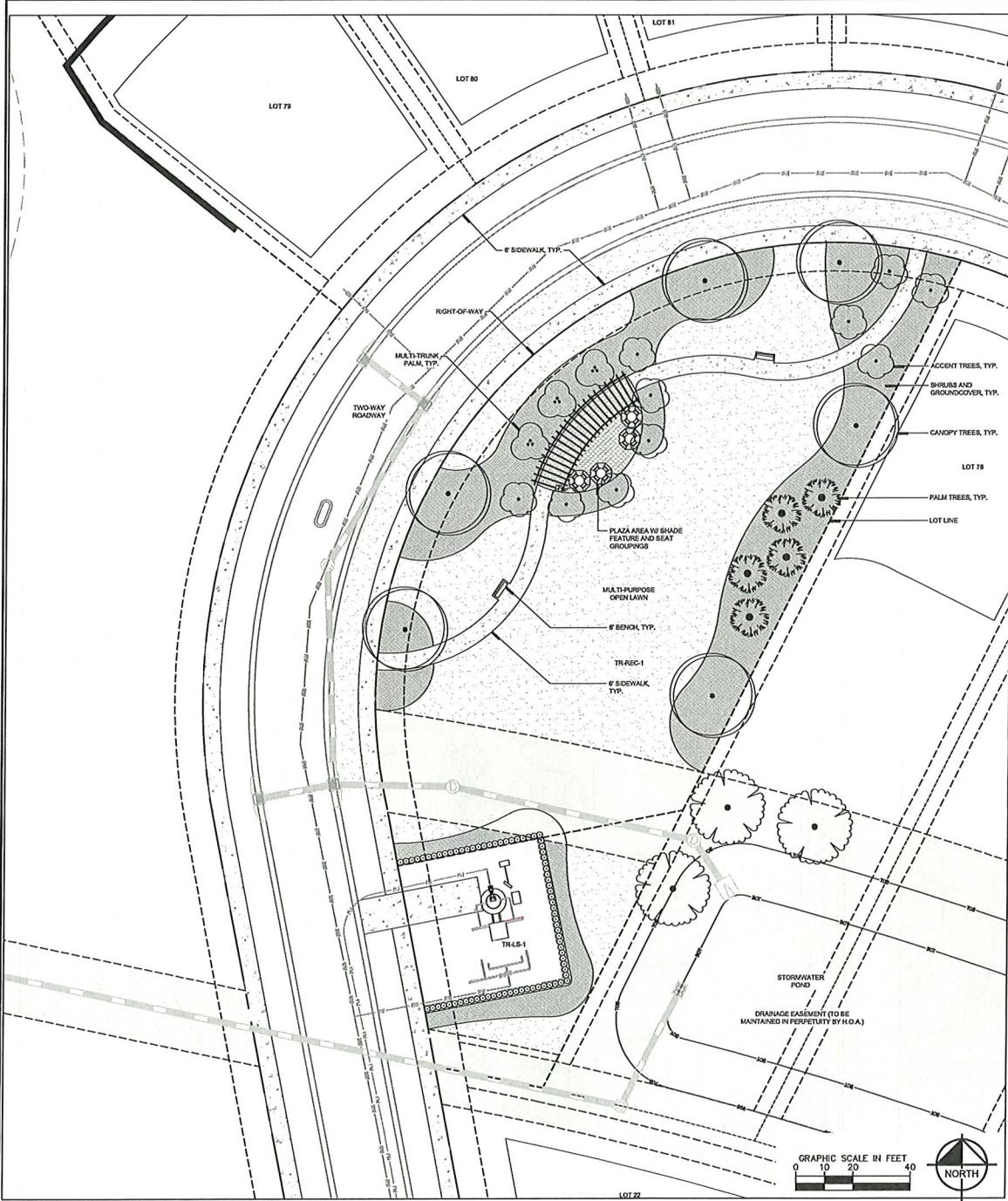
SHEET NUMBER **L1.01**

DATE: 07/22/2025
 SCALE: AS SHOWN
 DESIGNED BY: RCL
 DRAWN BY: NAA
 CHECKED BY: CSW

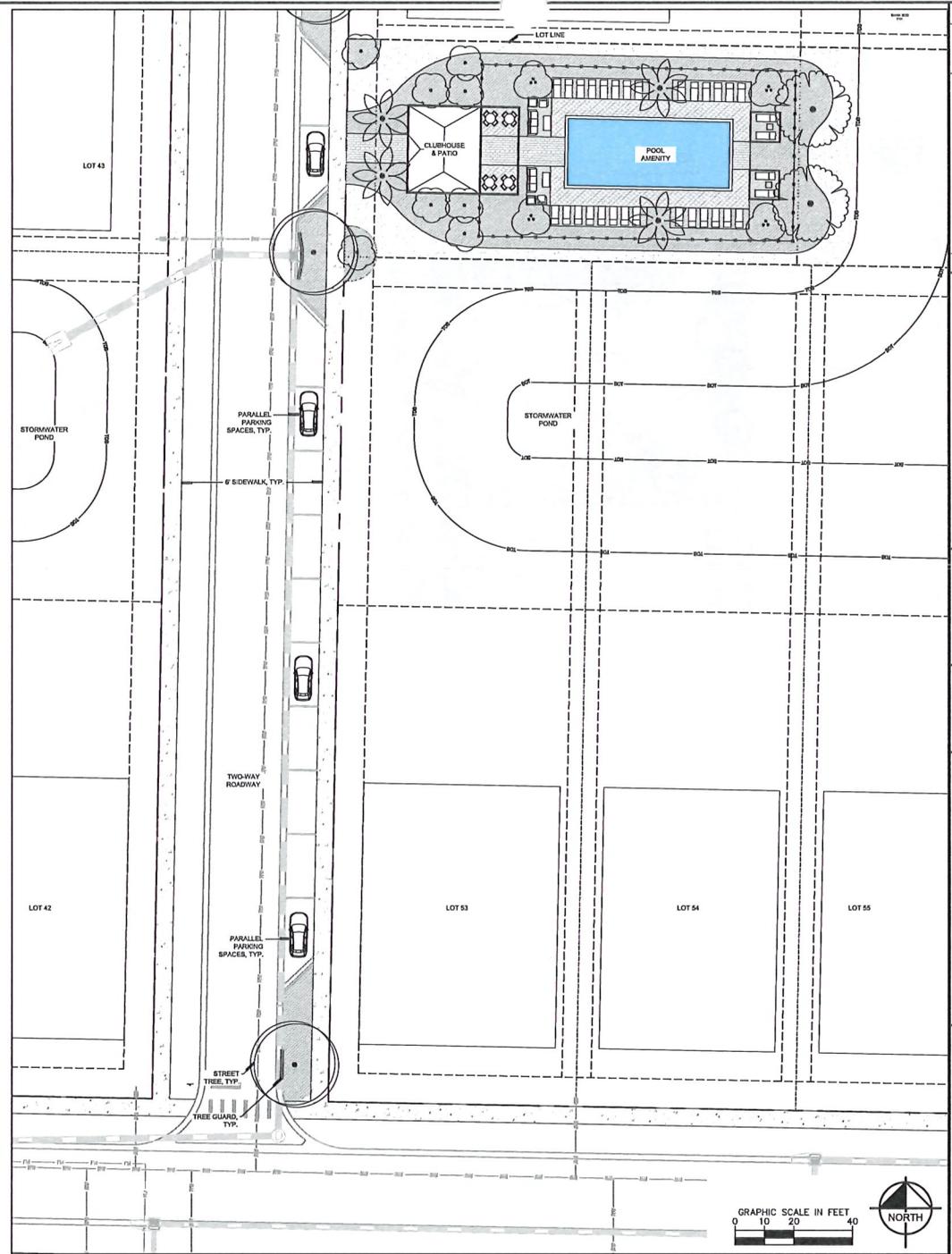
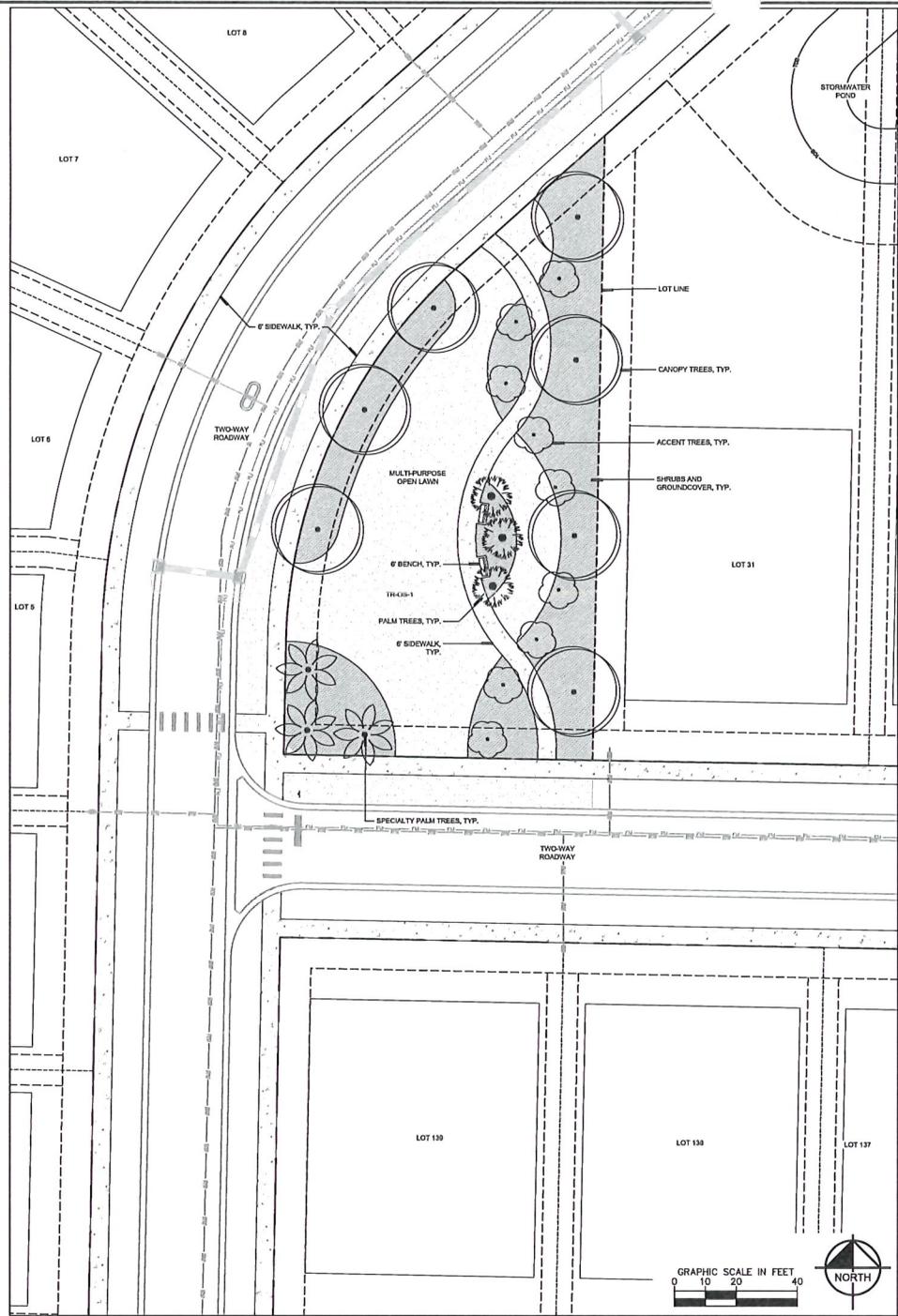
DATE: 07/22/2025

REVISIONS

No.	DATE	BY

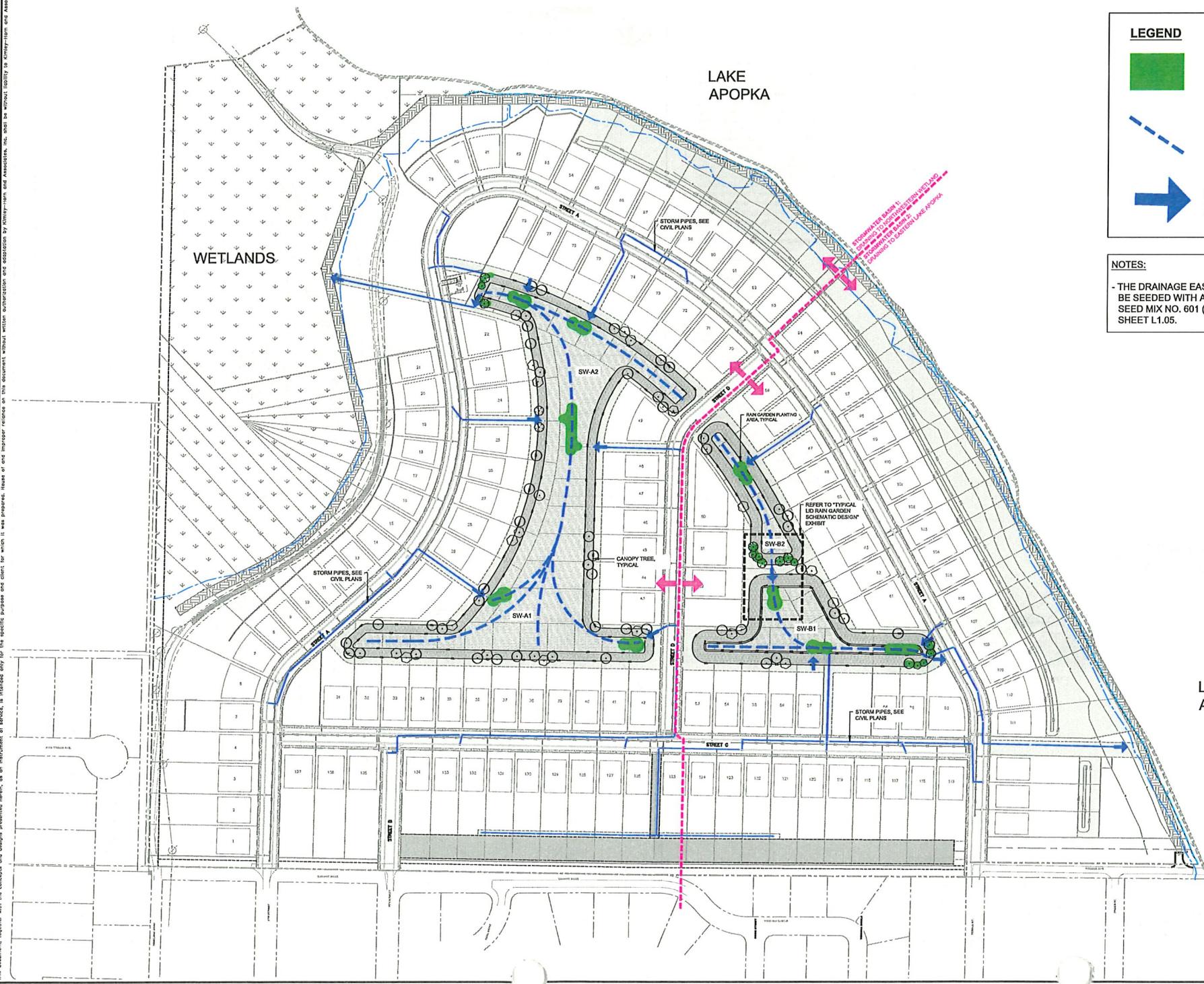


		LICENSED PROFESSIONAL DATE: 07/22/2025 SCALE: AS SHOWN DESIGNED BY: RCL DRAWN BY: NAK CHECKED BY: CSW DATE: 07/22/2025	6875 MARINICK LANE SUITE 105, ORLANDO, FL 32827 PH: 407-356-4440 WWW.KIMLEY-HORN.COM
RECREATION TRACT #2 SCHEMATIC DESIGN EXHIBIT		PROJECT NO. _____ SHEET NO. _____	
MONTVERDE SINGLE FAMILY		TOWN OF MONTVERDE, FLORIDA	
SHEET NUMBER L1.03		REVISIONS No. _____ DATE _____ BY _____	



		LICENSED PROFESSIONAL _____ DATE: 07/22/2025	
K-H PROJECT 245104000	DATE 07/22/2025	SCALE AS SHOWN	DESIGNED BY NAA
OPEN SPACE TRACT SCHEMATIC DESIGN EXHIBIT		DRAWN BY NAA	CHECKED BY GSW
MONTVERDE SINGLE FAMILY		FLORIDA	
TOWN OF MONTVERDE		REVISIONS No. _____ DATE _____ BY _____	
SHEET NUMBER L1.04		REGISTRATION No. 35106 6876 MARWICK LANE, SUITE 350, ORLANDO, FL 32827 WWW.KIMLEY-HORN.COM	

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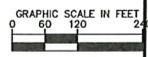


LEGEND

- RAIN GARDEN PLANTING AREA
- STORMWATER DIRECTIONAL FLOW
- INLET / OUTFLOW LOCATION (HIGH TO LOW)

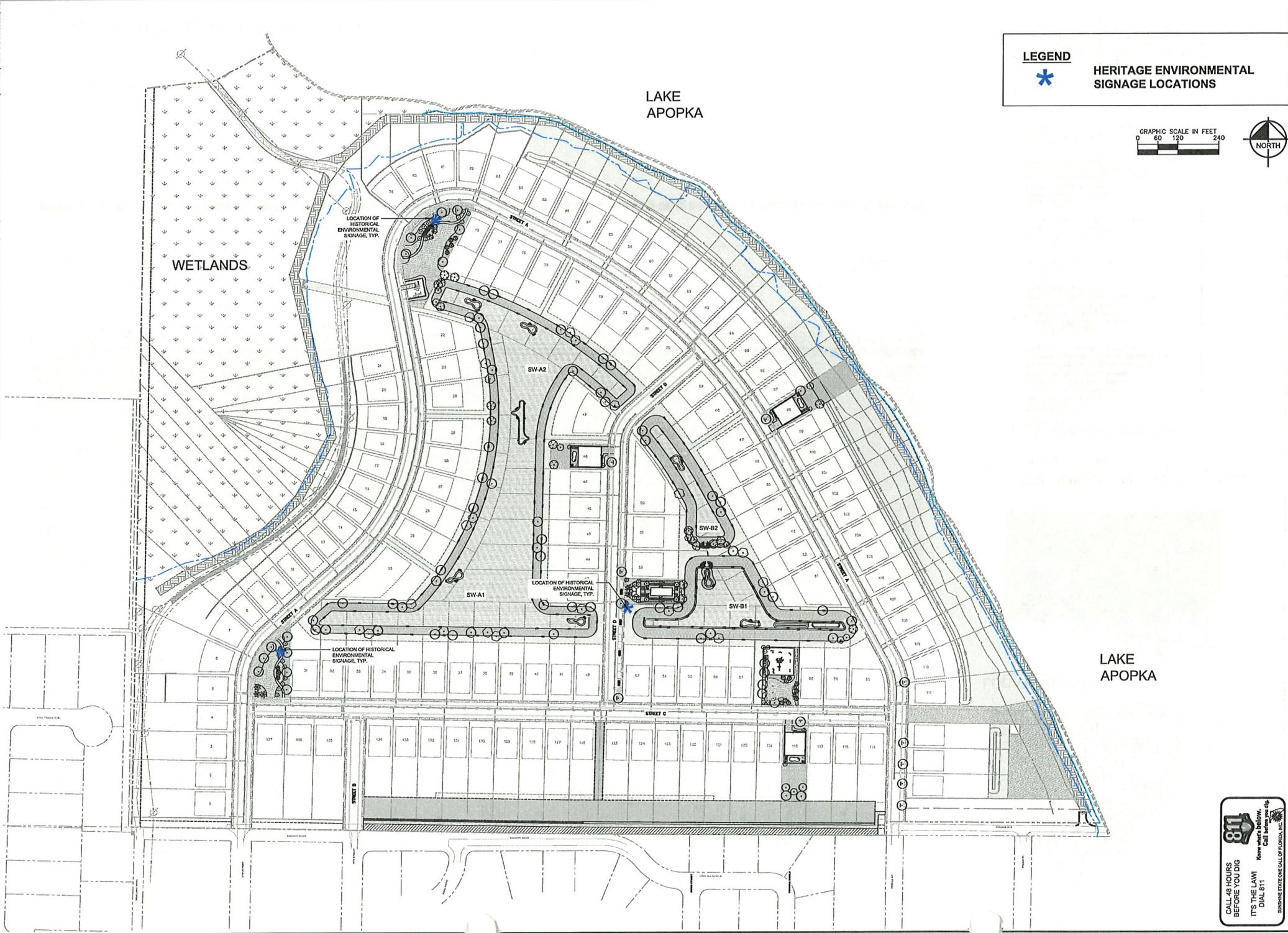
NOTES:

- THE DRAINAGE EASEMENT ALONG LAKE APOPKA WILL BE SEEDDED WITH A NATIVE SEED MIXTURE - ERNST SEED MIX NO. 601 (FLORIDA UPLAND MEADOW MIX). SHEET L1.05.



MONTVERDE SINGLE FAMILY FLORIDA	RAIN GARDEN & STORMWATER POND LID IMPROVEMENT DIAGRAM	LICENSED PROFESSIONAL _____ DATE 07/22/2025 SCALE AS SHOWN DESIGNED BY RCL DRAWN BY NAA CHECKED BY CSW/JME	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6875 MARINER PARKWAY, SUITE 200 PALM BEACH, FL 33487 WWW.KIMLEY-HORN.COM REGISTRATION No. 35106	No. _____ REVISIONS DATE
	SHEET NUMBER L1.05			

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LEGEND

 HERITAGE ENVIRONMENTAL SIGNAGE LOCATIONS

GRAPHIC SCALE IN FEET

0 60 120 240

 NORTH

CALL 811 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's underground. Call before you dig.

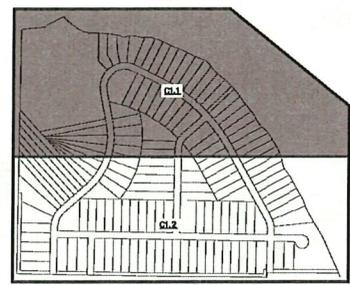
FLORIDA STATE ONE CALL OF FLORIDA, INC.

<p>HERITAGE ENVIRONMENTAL SIGNAGE DIAGRAM</p>		<p>Kimley»Horn</p> <p>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6875 WATKINS ROAD, SUITE 100, LANDO, FL 32627 WWW.KIMLEY-HORN.COM REGISTRATION No. 35106</p>	
<p>MONTVERDE SINGLE FAMILY</p> <p>TOWN OF MONTVERDE FLORIDA</p>		<p>LICENSED PROFESSIONAL</p>	
<p>SHEET NUMBER</p> <p>L1.07</p>		<p>K-H PROJECT # 24090000</p> <p>DATE 07/22/2025</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY RMG</p> <p>DRAWN BY RMG</p> <p>CHECKED BY BSA</p>	
<p>DATE</p>		<p>REVISIONS</p>	

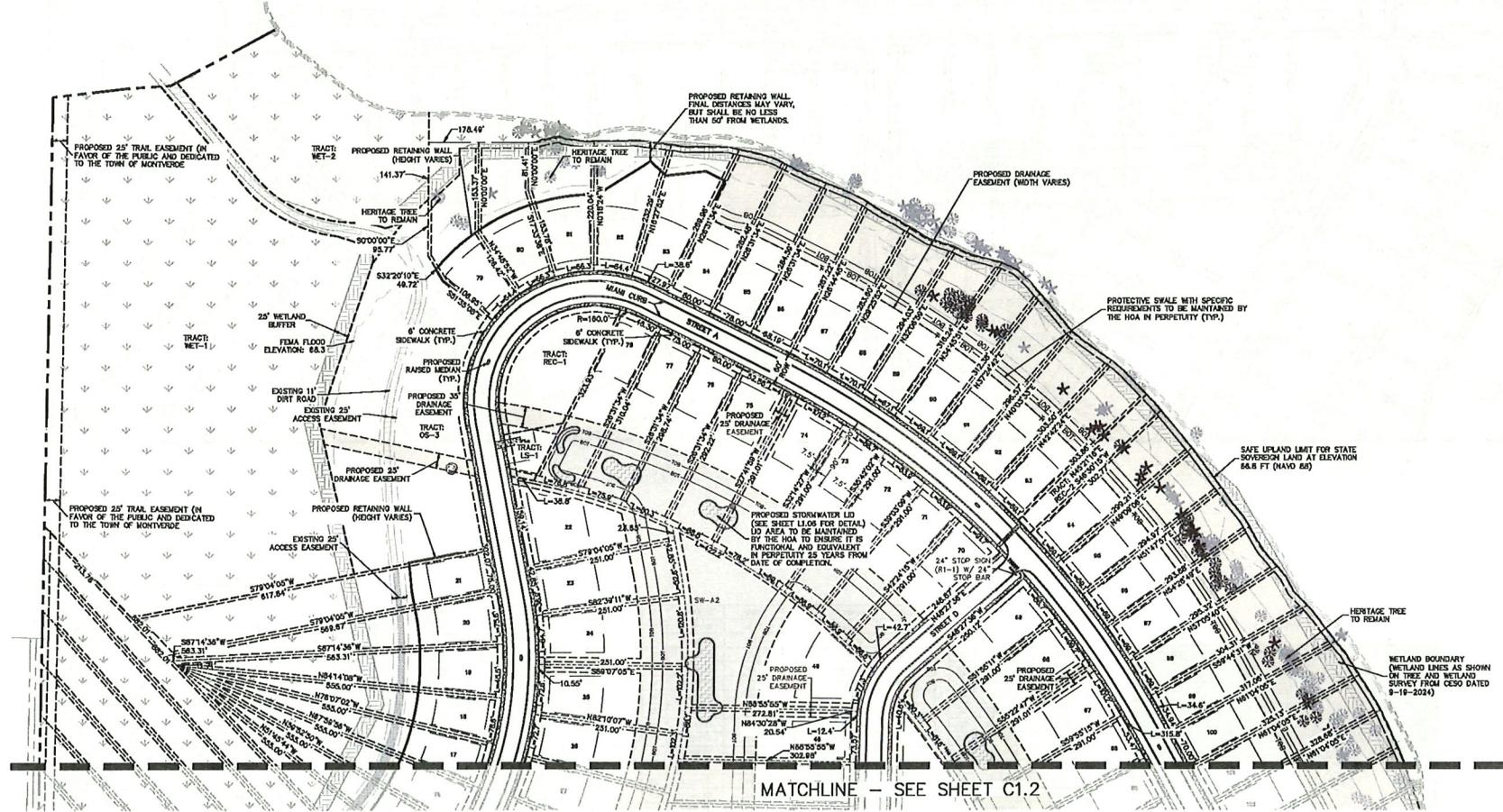
Job name: K:\ORL_Civil\248104000-Montverde Single Family\CADD\CONSTA Plansheets - POP\C2.1 SITE PLAN.dwg Jul 22, 2025 9:18am by: Nicholas Ferrer
 This document, together with the contracts and design parameters herein, is an instrument of service. It is intended only for the specific project and site shown hereon and shall not be used for any other project or site without the written authorization and signature of Kimley-Horn and Associates, Inc.

PARCEL AREA TABLE																				
LOT	AREA (SF)	AREA (AC)																		
1	25041.00	0.57	21	44531.35	1.02	41	21825.00	0.50	61	26435.43	0.61	81	21832.28	0.50	101	22907.69	0.53	121	22193.37	0.51
2	25074.05	0.56	22	24639.29	0.57	42	24735.00	0.57	62	21835.00	0.50	82	21833.34	0.50	102	22867.83	0.52	122	22313.97	0.51
3	25111.00	0.56	23	21981.79	0.50	43	42222.60	0.97	63	21825.00	0.50	83	22079.91	0.51	103	22375.00	0.51	123	22277.56	0.51
4	25145.88	0.56	24	25783.40	0.59	44	28454.04	0.66	64	21825.00	0.50	84	22296.14	0.51	104	22071.19	0.51	124	22411.18	0.51
5	24883.01	0.57	25	25170.63	0.58	45	28783.33	0.61	65	21825.00	0.50	85	22055.39	0.51	105	21602.04	0.50	125	22145.07	0.50
6	41815.23	0.98	26	21955.40	0.50	46	24751.86	0.57	66	23073.54	0.53	86	21931.01	0.50	106	21674.05	0.50	126	22328.05	0.50
7	51760.60	1.18	27	21855.40	0.50	47	23281.78	0.53	67	28102.55	0.60	87	21840.73	0.50	107	21600.69	0.50	127	22902.54	0.52
8	44831.44	1.03	28	21955.40	0.50	48	25868.81	0.60	68	28237.36	0.60	88	21874.05	0.50	108	21678.79	0.50	128	22302.54	0.52
9	36868.79	0.85	29	25053.63	0.58	49	82908.35	1.44	69	22542.76	0.52	89	22433.65	0.52	109	22926.97	0.50	129	22902.54	0.52
10	40788.96	0.94	30	39921.28	0.91	50	24287.48	0.56	70	22274.53	0.51	90	24281.05	0.56	110	34785.46	0.80	130	22902.54	0.52
11	44855.12	1.03	31	22224.22	0.51	51	21885.39	0.50	71	21951.41	0.50	91	23185.13	0.53	111	32119.26	0.74	131	22902.54	0.52
12	40960.50	1.11	32	21822.83	0.50	52	22378.85	0.51	72	21951.39	0.50	92	22723.35	0.52	112	22850.00	0.52	132	22902.54	0.52
13	43456.36	1.00	33	21823.00	0.50	53	24735.00	0.57	73	22899.71	0.52	93	23180.19	0.53	113	22850.00	0.52	133	22902.54	0.52
14	21822.27	0.50	34	21823.00	0.50	54	21825.00	0.50	74	28642.20	0.60	94	22864.20	0.52	114	21644.37	0.50	134	24092.71	0.55
15	21822.27	0.50	35	21823.00	0.50	55	21825.00	0.50	75	28727.86	0.61	95	22537.04	0.52	115	23284.51	0.53	135	27753.14	0.64
16	21822.27	0.50	36	21823.00	0.50	56	21825.00	0.50	76	23600.82	0.54	96	22533.34	0.51	116	21832.38	0.50	136	25483.80	0.58
17	21822.27	0.50	37	21823.00	0.50	57	21825.00	0.50	77	22787.55	0.52	97	22170.57	0.51	117	21898.58	0.50	137	27753.14	0.64
18	21822.27	0.50	38	21823.00	0.50	58	21825.00	0.50	78	23813.35	0.55	98	22872.38	0.52	118	21858.58	0.50			
19	27868.89	0.64	39	21823.00	0.50	59	21825.00	0.50	79	26288.08	0.60	99	22744.65	0.52	119	22023.17	0.51			
20	28928.06	0.65	40	21823.00	0.50	60	21950.08	0.50	80	21863.91	0.50	100	23544.73	0.52	120	22088.77	0.51			

NOTE:
 LOT AREAS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN AND PERMITTING. ANY REVISED LOTS WILL MEET THE HALF-ACRE MINIMUM REQUIREMENT.



- LEGEND**
- PROPERTY BOUNDARY
 - - - RIGHT-OF-WAY
 - - - LOT LINES
 - - - TRACT LINES
 - - - PROPOSED DRAINAGE EASEMENT
 - - - BUILDING SETBACKS
 - TOP OF BANK
 - BOTTOM OF BANK
 - [Symbol] CONCRETE SIDEWALK
 - [Symbol] WETLANDS
 - [Symbol] WETLANDS BUFFER
 - [Symbol] DRAINAGE EASEMENT (SEE EASEMENT PLAN C1.3)
 - [Symbol] EXISTING TREE TO REMAIN
 - [Symbol] EXISTING TREE TO BE REMOVED



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	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6875 MARINCK HOLLOW, SUITE 300, ORLANDO, FL 32827		
PROJECT 248104000	DATE 07/22/2025	SCALE AS SHOWN	DRAWN BY RING
SITE PLAN		CHECKED BY BSN	DATE
MONTVERDE SINGLE FAMILY		TOWN OF MONTVERDE, FLORIDA	
SHEET NUMBER C1.1			

Drawing name: K:\ORL\CH\249104000-Montverde Single Family\CADD\CONSTR\PlanSheets - PDP\C1.1 SITE PLAN.dwg C1.2 - SITE PLAN Jul 22, 2025 9:18am by: NicholasFarrar
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PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE		PARCEL AREA TABLE			
LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)
1	25041.10	0.57	21	44531.35	1.02	41	21825.00	0.50	61	28435.43	0.65	81	21832.28	0.50	101	23077.69	0.53
2	25078.03	0.58	22	24639.29	0.57	42	24735.00	0.57	62	21825.00	0.50	82	21803.34	0.50	102	23067.83	0.53
3	25111.00	0.58	23	21891.79	0.50	43	42222.60	0.97	63	21825.00	0.50	83	22079.81	0.51	103	23275.00	0.51
4	25145.08	0.58	24	25783.40	0.59	44	28435.04	0.65	64	21825.00	0.50	84	22256.14	0.51	104	23071.19	0.51
5	24983.01	0.57	25	25170.63	0.58	45	28783.33	0.66	65	21825.00	0.50	85	22096.39	0.51	105	21802.04	0.50
6	41819.23	0.96	26	21865.40	0.50	46	24791.83	0.57	66	21803.34	0.50	86	21851.14	0.50	106	21831.01	0.50
7	51760.80	1.19	27	21865.40	0.50	47	23278.74	0.53	67	21802.05	0.50	87	21802.05	0.50	107	21800.99	0.50
8	44631.44	1.03	28	21865.40	0.50	48	29986.81	0.69	68	24827.35	0.57	88	21802.05	0.50	108	21802.05	0.50
9	36668.79	0.85	29	25033.63	0.58	49	82808.35	1.89	69	22422.76	0.52	89	22433.83	0.52	109	22930.97	0.50
10	40768.99	0.94	30	39921.28	0.92	50	24287.49	0.56	70	22274.53	0.51	90	24291.05	0.56	110	24765.48	0.57
11	44645.12	1.03	31	22224.22	0.51	51	21865.38	0.50	71	21861.41	0.50	91	23185.13	0.53	111	33118.29	0.74
12	48560.50	1.11	32	21822.63	0.50	52	22378.03	0.51	72	21861.39	0.50	92	22733.35	0.52	112	22850.00	0.52
13	43458.38	1.00	33	21825.00	0.50	53	24735.00	0.57	73	22899.71	0.52	93	23180.19	0.53	113	22850.00	0.52
14	21822.27	0.50	34	21825.00	0.50	54	21825.00	0.50	74	21802.06	0.50	94	22664.20	0.52	114	21844.37	0.50
15	21822.27	0.50	35	21825.00	0.50	55	21825.00	0.50	75	26727.86	0.61	95	22537.04	0.52	115	23394.51	0.53
16	21822.27	0.50	36	21825.00	0.50	56	21825.00	0.50	76	23600.82	0.54	96	22353.34	0.51	116	21823.38	0.50
17	21822.27	0.50	37	21825.00	0.50	57	21825.00	0.50	77	22797.55	0.52	97	22170.57	0.51	117	21899.88	0.50
18	21822.27	0.50	38	21825.00	0.50	58	21825.00	0.50	78	23813.35	0.55	98	22872.38	0.52	118	21899.88	0.50
19	27688.89	0.64	39	21825.00	0.50	59	21825.00	0.50	79	26268.06	0.60	99	22744.05	0.52	119	22023.17	0.51
20	22828.08	0.53	40	21825.00	0.50	60	21893.91	0.50	80	22548.73	0.52	100	22548.73	0.52	120	22086.77	0.51

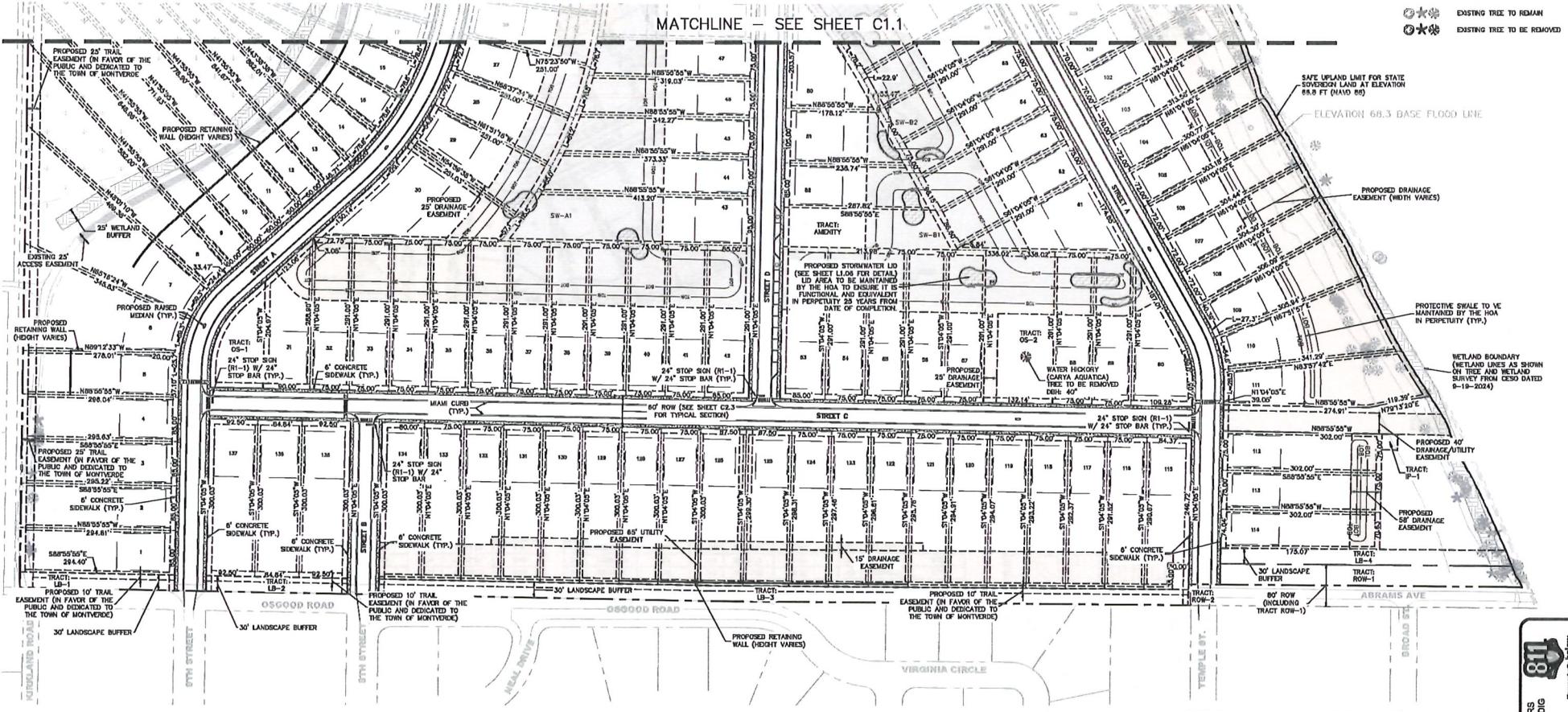
NOTE:
 LOT AREAS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN AND PERMITTING. ANY REVISED LOTS WILL MEET THE HALF-ACRE MINIMUM REQUIREMENT.

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINES
- TRACT LINES
- PROPOSED DRAINAGE EASEMENT
- BUILDING SETBACKS
- TOP OF BANK
- BOTTOM OF BANK
- CONCRETE SIDEWALK
- WETLANDS
- WETLANDS BUFFER
- DRAINAGE EASEMENT (SEE EASEMENT PLAN C1.3)
- WATER LOW IMPACT DEVELOPMENT DRAINAGE EASEMENTS IN ACCORDANCE WITH THE TOWN'S NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS.
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

GRAPHIC SCALE IN FEET
 0 50 100 200

NOTE: LOW IMPACT DEVELOPMENT DRAINAGE EASEMENTS IN ACCORDANCE WITH THE TOWN'S NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS.



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 6976 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
 PHONE: 407-538-4440
 WWW.KIMLEY-HORN.COM

BRIN S. ASBRY, P.E.
 FLORIDA LICENSE NUMBER 60426

DATE: 07/22/2025
 SCALE: AS SHOWN
 DECIDED BY: RMC
 DRAWN BY: TRC
 CHECKED BY: BSA

SITE PLAN

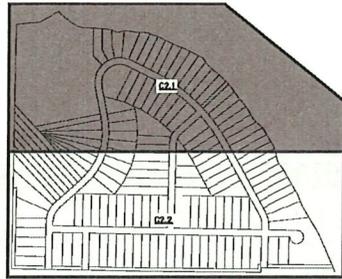
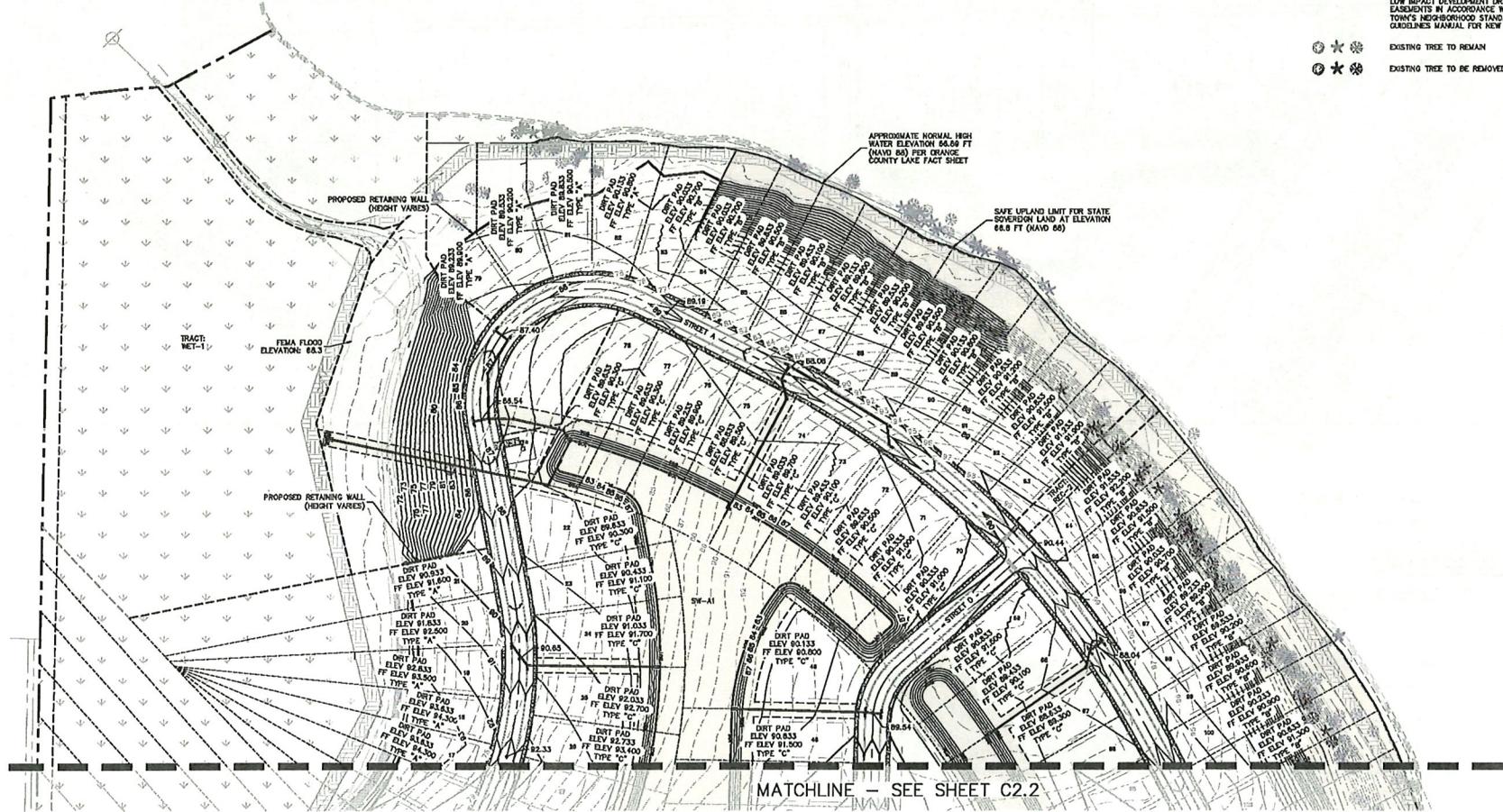
MONTVERDE SINGLE FAMILY

FLORIDA

TOWN OF MONTVERDE

SHEET NUMBER
C1.2

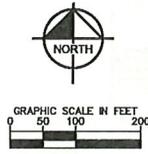
Job name: K:\ORL_Civil\249104000-Montverde Single Family\CAD\CONSTA\PlanSheets - PDP\C3.1_PGD_PLAN.dwg C2.1 - PGD PLAN Jul 22, 2025 9:20am by: Nicholas Ferrer
 This document, together with the contract and design information herein, is an instrument of service, as defined in the Florida Statutes, and shall be subject to the jurisdiction of the State Bar of Florida.



KEYMAP

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- BUILDING SETBACK
- FEMA FLOOD LINE
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF
- PROPOSED SIDEWALK
- WETLANDS
- DRAINAGE EASEMENT (SEE EASEMENT PLAN C1.3)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

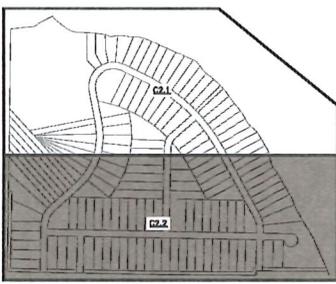
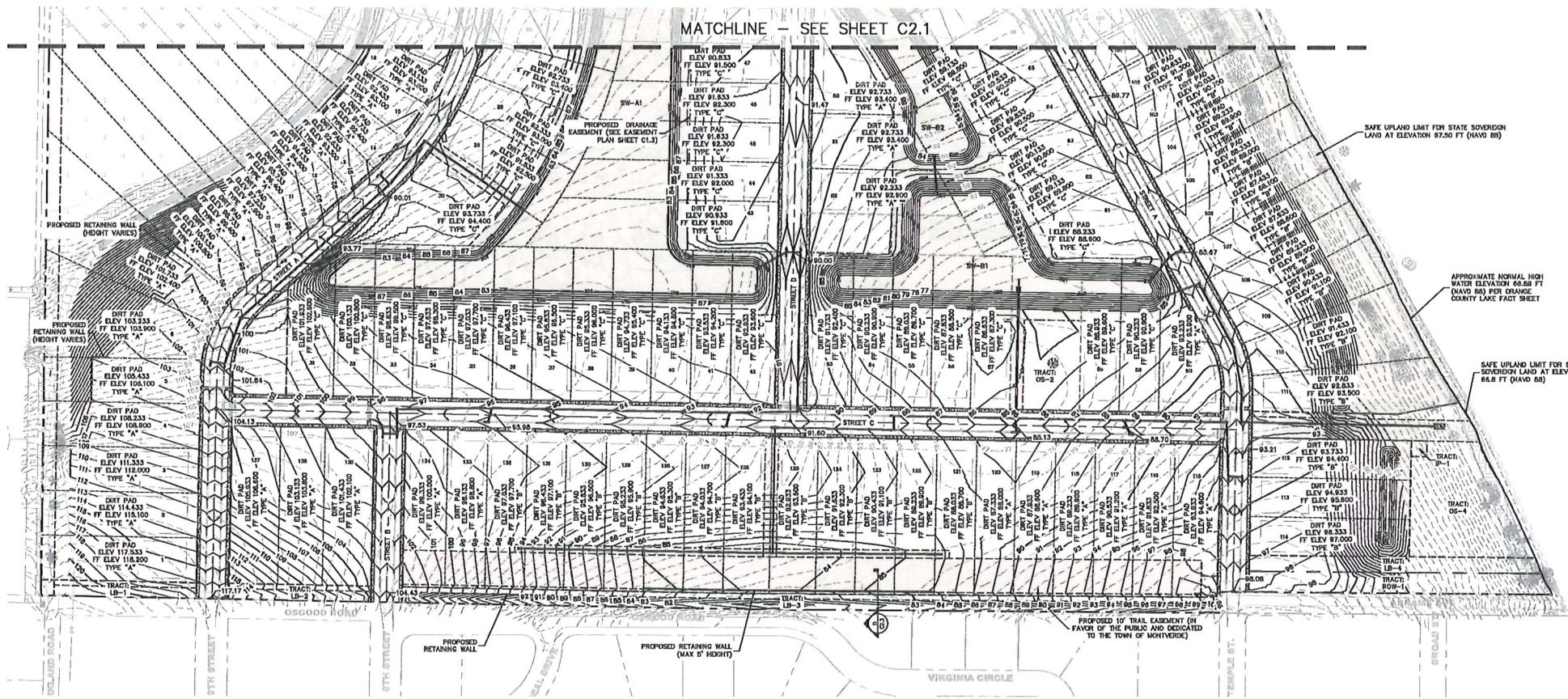


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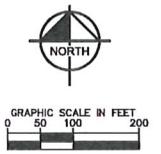
		<small>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6875 MARINER PHOTOS 407-536-4440 WWW.KIMLEY-HORN.COM REGISTRATION NO. 35108</small>	
PAVING, GRADING, AND DRAINAGE PLAN	LICENSED PROFESSIONAL BRIAN S. ASBRY, P.E. <small>FLORIDA LICENSE NUMBER 80456</small>	PROJECT 249104000	DATE 07/22/2025
MONTVERDE SINGLE FAMILY	FLORIDA	SCALE AS SHOWN DESIGNED BY RMC DRAWN BY RAG CHECKED BY EBA	DATE 06/05/2025
SHEET NUMBER C2.1	TOWN OF MONTVERDE	REVISIONS	DATE BY

Drawing name: K:\URL\CH\249104000-Montverde Single Family\GADD\CONSTR\PlanSheets - PDP\C3.1_PDP PLAN.dwg C3.2 - PDP PLAN Jul 22, 2025 9:20am By: Nicholas.Farner
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KEYMAP

- LEGEND**
- PROJECT BOUNDARY
 - - - RIGHT OF WAY
 - BUILDING SETBACK
 - FEMA FLOOD LINE
 - LOT LINE
 - - - EXISTING GRADES
 - PROPOSED GRADES
 - PROPOSED STORM PIPE
 - ⊕ PROPOSED STORM MANHOLE
 - ⊕ PROPOSED CURB INLET
 - PROPOSED DIRECTION OF STORM WATER RUNOFF
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 - WETLANDS
 - DRAINAGE EASEMENT (SEE EASEMENT PLAN C1.3)
 - ⊙ EXISTING TREE TO REMAIN
 - ⊙ EXISTING TREE TO BE REMOVED



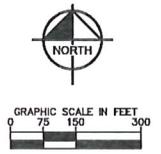
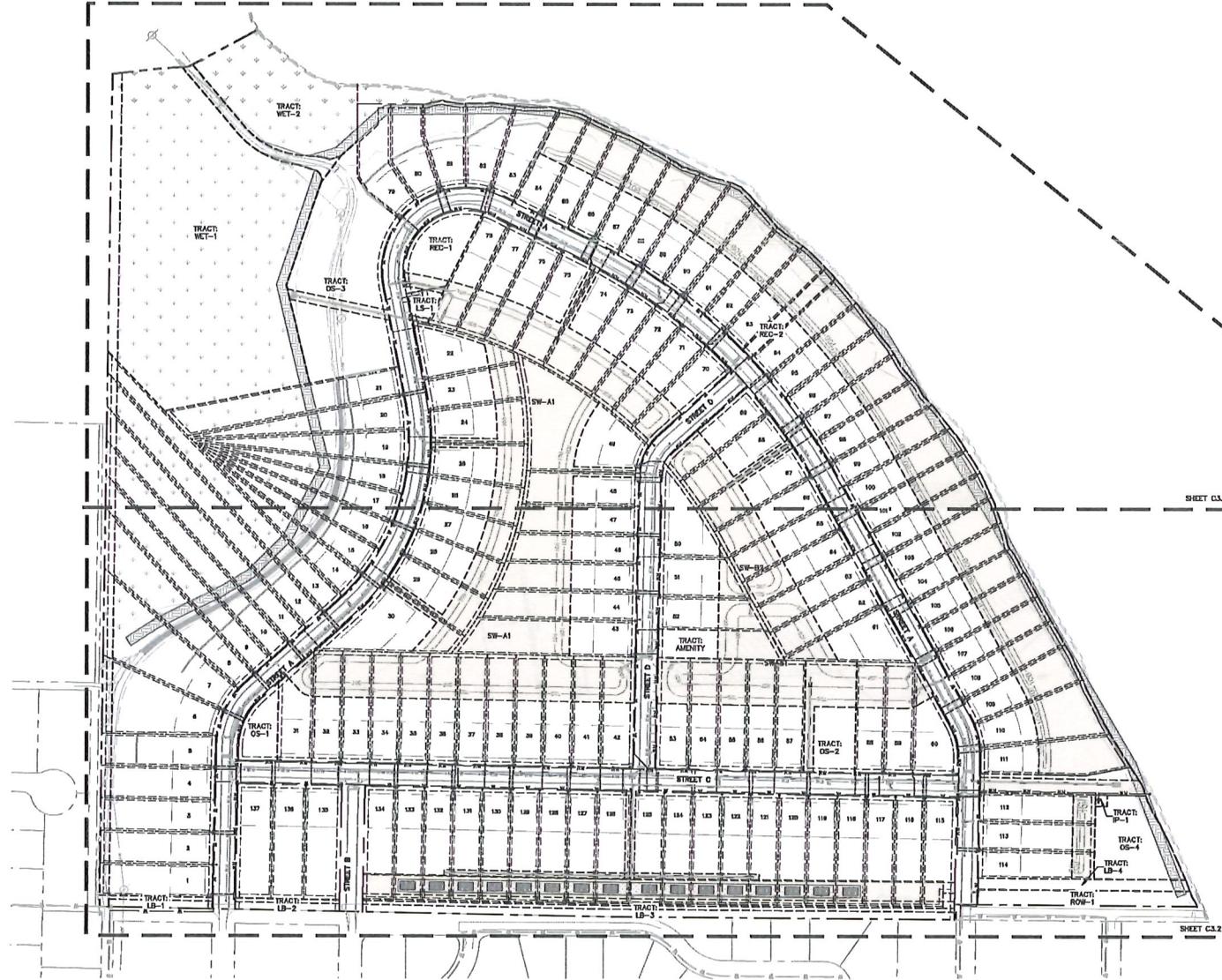
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811
 CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW!
 DIAL 811
 Know what's below. Call before you dig.
 BUSINESS SERVICE ONE CALL OF FLORIDA, INC.

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<p>K-H PROJECT 249104000</p>	<p>LICENSED PROFESSIONAL BRIAN S. ASBET, P.E. FLORIDA LICENSE NUMBER 804556</p>
<p>DESIGNED BY: RMC</p>	<p>DATE: 06/05/2025</p>
<p>SCALE: AS SHOWN</p>	<p>CHECKED BY: BSA</p>
<p>PAVING, GRADING, AND DRAINAGE PLAN</p>	
<p>MONTVERDE SINGLE FAMILY</p>	
<p>TOWN OF MONTVERDE, FLORIDA</p>	
<p>SHEET NUMBER C3.2</p>	<p>NO. DATE</p>

Drawing name: K:\ORL_Civil\249104000-Montverde Single Family\CADD\CONSTR\PlanSheets - PDP\CA-0 OVERALL UTILITY PLAN.dwg CA-0 - OVERALL UTILITY PLAN Jul 22, 2025 9:21am by: Nicholas Ferrer

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- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINES
 - TRACT LINES
 - PROPOSED DRAINAGE EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED RECLAIM LINE
 - DWTS RECLAIM LINE (DESIGNED BY OTHERS)
 - DWTS FORCE MAIN (DESIGNED BY OTHERS)
 - PROPOSED STORM PIPE
 - DWTP (DESIGNED BY OTHERS)
 - PROPOSED CURB INLET
 - PROPOSED CATCH BASIN
 - PROPOSED MES STRUCTURE
 - PROPOSED STORM MANHOLE
 - DRAINAGE EASEMENT
 - NOTE: DRAINAGE EASEMENT SHOWN ARE LOW IMPACT DEVELOPMENT DRAINAGE EASEMENTS IN ACCORDANCE WITH THE TOWN'S NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS.
 - EXISTING WATER MAIN
 - EXISTING OVERHEAD WIRE
 - EXISTING UTILITY POLE

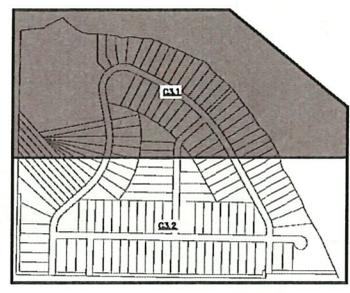
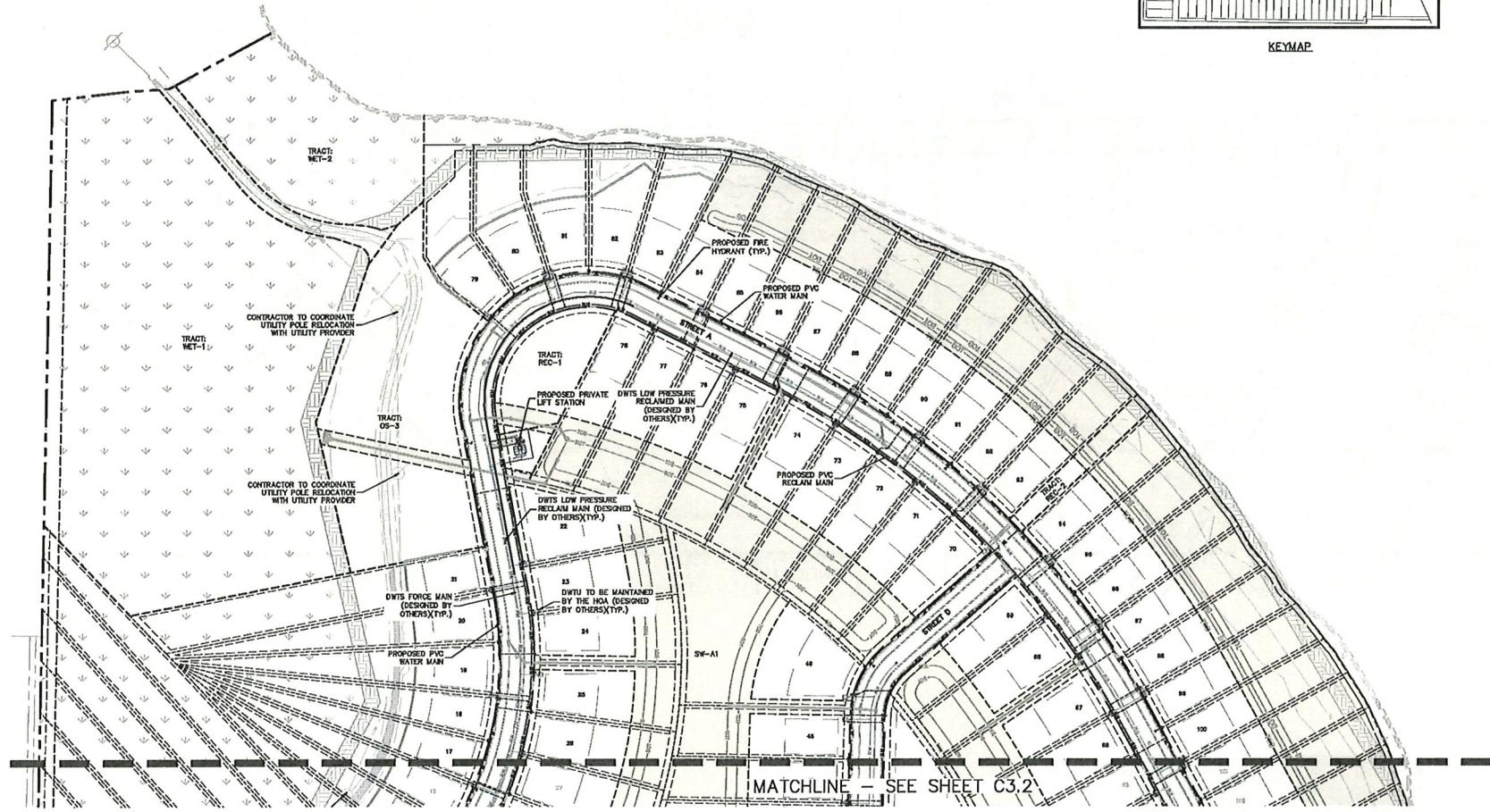
- NOTES:**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 3. ALL FIRE HYDRANT (TYP.) MUST MAINTAIN 30" CLEAR AROUND.
 4. FIRE HYDRANT (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
 5. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.
 6. THE DEVELOPER SHALL OBTAIN WATER SERVICE FROM THE TOWN OF MONTVERDE AND WHEN AVAILABLE, REUSE WATER AND WASTEWATER SERVICE FROM THE TOWN OF MONTVERDE.
 7. THE HOA WILL BE REQUIRED TO MAINTAIN IN PERPETUITY ALL WASTEWATER STRUCTURES INCLUDING REPAIR OF STREETS AND SWALES IF MAJOR REPAIRS ARE REQUIRED. THE HOA WILL NOT CONTINUE TO MAINTAIN WASTEWATER STRUCTURES, ROADWAYS OR SWALES SHOULD THE TOWN OF MONTVERDE OR LAKE COUNTY ACCEPT OWNERSHIP AND OPERATIONAL RESPONSIBILITY FOR THE WASTEWATER COLLECTION AND TREATMENT SYSTEM.
 8. FIRE HYDRANTS TO BE AVAILABLE PRIOR TO ANY BUILDING PERMITS AND MUST BE FLOW TESTED AND WITNESSED BY LAKE COUNTY FIRE INSPECTOR OR DESIGNEE (SEE APPLICABLE).

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

K-H PROJECT 249104000		LICENSED PROFESSIONAL BRIAN S. ASBET, P.E.		DATE	
DATE 07/22/2025		FLORIDA LICENSE NUMBER 80456		REVISIONS	
SCALE: AS SHOWN		DESIGNED BY: RMG		No.	
DRAWN BY: RMG		CHECKED BY: BSA		DATE	
OVERALL UTILITY PLAN					
MONTVERDE SINGLE FAMILY		FLORIDA			
SHEET NUMBER C3.0		TOWN OF MONTVERDE			

Kimley-Horn
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8875 MARWICK LANE, SUITE 300, ORLANDO, FL 32827
WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106

3g name: K:\DR_Civil\249104000-Montverde Single Family\CADD\CONSTA\PlanSheets - PDP\C3.1 UTILITY PLAN.dwg C3.1 - UTILITY PLAN Jul 22, 2025 8:21am By: Nicholas Ferrer
 THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ANY OTHER INSTRUMENTS OF SERVICE, IS VALID ONLY FOR THE SPECIFIC PROJECT AND SITE. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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 - PROPOSED STORM MANHOLE
 - DRAINAGE EASEMENT (SEE EASEMENT PLAN C1.3)
 - NOTE: DRAINAGE EASEMENT SHOWN ARE LOW IMPACT DEVELOPMENT DRAINAGE EASEMENTS IN ACCORDANCE WITH THE TOWN'S NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS.
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MATCHLINE - SEE SHEET C3.2

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		DESIGNED BY RAC	DRAWN BY RAC	CHECKED BY EBA	DATE
<h2 style="margin: 0;">UTILITY PLAN</h2>					
<h2 style="margin: 0;">MONTVERDE SINGLE FAMILY</h2>		FLORIDA			
SHEET NUMBER <h3 style="margin: 0;">C3.1</h3>		TOWN OF MONTVERDE			
		REVISIONS	DATE		

DISCUSSION AND ACTION ITEMS

Discussion on the Community Building

Montverde's latest Sidewalk Plan

ArcGIS Web Map

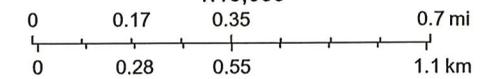


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Sidewalks & Trails

- Existing Sidewalk - Approx 7.7 Miles
- Existing Trail - Approx 1 Mile
- Proposed Sidewalk - Approx 18.6 Miles
- Proposed Trail - Approx 7.2 Miles
- Town Limits

1:18,056



State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

REMINDERS AND ADJOURNMENT