Town Council Meeting

October 27, 2025 at 6:00 PM

Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

Join Zoom Meeting: https://us06web.zoom.us/j/81179220956?pwd=My3ZbNm6SH24iB03cz3xtnqRRAgiXK.1
Meeting ID: 811 7922 0956 | **Passcode:** 774441

AGENDA

Call the Town Council Meeting to order
Pledge of Allegiance to the Flag
Invocation by Councilor Reneé Lannamañ

ROLL CALL
Acknowledgement of Quorum Present and Proper Notice Given

WELCOME AND INTRODUCTION OF GUESTS

AGENDA APPROVAL/REVIEW

PUBLIC QUESTION & COMMENT
Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

CONSENT AGENDA
Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 13, 2025, Town Council Special Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 8, 2025, Town Council Workshop.

3. The approval of the minutes and ratification and confirmation of all Town Council actions at the October 7, 2025, Town Council Workshop.

4. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 08, 2025, Town Council Meeting.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

5. Presentation: **Lake County Crosswalk FY 24-25 Annual Report**

6. Consideration and Approval: **Florida League of Cities Financing Program**

7. Consideration and Approval: **Holiday Town Council Schedule**

8. Consideration and Approval: **Wastewater Capacity Allocation**

9. Consideration and Approval: **(First Reading) Ordinance 2025-008 - Condos and Coop Building Repair and Inspection**

   AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

   • Mayor will read the Ordinance title.
   • Town Attorney will explain Ordinance 2025-008.
   • Mayor will open Public Comment and Questions for this item only.
   • Mayor will close Public Comment.
   • Motion to approval the first reading and move to a second reading for Ordinance 2025-008.
   • Council Discussion.
   • Roll Call Vote.

10. Consideration and Approval: **(First Reading) Ordinance 2025-010 - Fire and Sprinkler Permitting**

    AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

    • Mayor will read the Ordinance title.
    • Town Attorney will explain Ordinance 2025-010.
    • Mayor will open Public Comment and Questions for this item only.
    • Mayor will close Public Comment.
    • Motion to approval the first reading and move to a second reading for Ordinance 2025-010.
    • Council Discussion.
    • Roll Call Vote.

DEPARTMENT REPORTS

11. Town Manager

COUNCIL MEMBER COMMENT

12. Mayor Pro Tem Everline

13. Councilor Arnold

14. Councilor Miles

15. Councilor Lannamañ

16. Mayor Wells

ADJOURNMENT

To Comply with Title II of the Americans with Disabilities Act (ADA):

Qualified individuals may get assistance through the Florida Relay Service by dialing 7-1-1. Florida Relay is a service provided to residents in the State of Florida who are Deaf, Hard of Hearing, Deaf/Blind, or Speech Disabled that connects them to standard (voice) telephone users. They utilize a wide array of technologies, such as Text Telephone (TTYs) and ASCII, Voice Carry-Over (VCO), Speech to Speech (STS), Relay Conference Captioning (RCC), CapTel, Voice, Hearing Carry-Over (HCO), Video Assisted Speech to Speech (VA-STS) and Enhanced Speech to Speech.

Howey Town Hall is inviting you to a scheduled Zoom meeting.
Topic: **Town Council Meeting**
Time: **Oct 27, 2025 06:00 PM Eastern Time** (US and Canada)
Join Zoom Meeting
https://us06web.zoom.us/j/81179220956?pwd=My3ZbNm6SH24iB03cz3xtnqRRAgiXK.1
Meeting ID: 811 7922 0956
Passcode: 774441

Please Note: In accordance with F.S. 286.0105: Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Howey-in-the-Hills does not prepare or provide this verbatim record. Note: In accordance with the F.S. 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 101 N. Palm Avenue, Howey-in-the-Hills, FL 34737, (352) 324-2290 at least 48 business hours in advance of the meeting.

Town Council Special Meeting

October 13, 2025 at 5:00 PM

Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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MINUTES

Mayor Wells called the Town Council Special Meeting to order at 5:04 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Morgan Cates, Public Services Director | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

Mayor Wells welcomed former Mayor Martha MacFarlane.

AGENDA APPROVAL/REVIEW

Motion made by Councilor Lannamañ to approve the special meeting's agenda; seconded by Councilor Miles. Motion approved unanimously by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

None

OLD BUSINESS

1. Consideration and Approval: **Town Attorney Selection**

Town Manager, Sean O'Keefe, reported that five law firms had responded to RFQ 2025-006 for Town legal services, though one firm withdrew before interviews were conducted. The remaining four, GrayRobinson (the incumbent), Sabatini Law, Shepard Smith Hand & Brackins, and Vose Law Firm, were interviewed publicly on October 7th and 8th. Mayor Wells explained that the review stemmed from a Council policy to issue new RFQs for outside professional services every five years, noting that GrayRobinson had represented the Town since approximately 2006. He summarized the results of the Council's weighted straw poll, emphasizing that lower scores indicated stronger preference: Shepard Smith Hand & Brackins received a total of eight points, Vose scored eleven, GrayRobinson twelve, and Sabatini nineteen. Councilors acknowledged that all firms were qualified, but differing perspectives emerged regarding depth of expertise, cost, and institutional familiarity.

Mayor Pro Tem Everline expressed reservations about the straw poll method and voiced support for retaining GrayRobinson, citing its long history with the Town, strong institutional knowledge of ongoing development agreements, and size. He cautioned that replacing the firm could increase long-term costs and noted that several attorneys he consulted advised against changing counsel for a lower-cost alternative. Councilor Miles, however, favored Vose Law Firm, citing its larger team, strong educational credentials, and a flat-fee structure that would cap costs while including litigation. He ranked GrayRobinson second and Shepard Smith third, also expressing concern about possible conflicts of interest if the Town selected Sabatini due to a County Commissioner's involvement in that firm. Councilor Lannamañ ranked Shepard Smith first and Vose second, praising attorney Abigail Osborne-Libero for her preparation and responsiveness. She favored the concept of a flat-rate billing model such as Vose's, which could prevent runaway costs and provide predictability, while noting that the Town Charter restricts direct Council-Attorney contact.

Councilor Arnold also supported Shepard, Smith, Hand, & Brackins, highlighting the benefit of a "fresh set of eyes," the firm's smaller scale and responsiveness, and his concern that GrayRobinson's size encouraged billable-hour inefficiencies. He noted that Vose's team had not reviewed the Town Charter before their interview, a concern for diligence, and referenced recent issues under GrayRobinson, including high costs for the noise ordinance and delays finalizing the Water Treatment Plant #3 contract. Mayor Wells observed that Shepard Smith's proposed hourly rates could reduce legal expenses by roughly twenty-seven percent compared to current costs, while Vose's proposed flat monthly retainer would total about $127,000 annually. Council members discussed that the FY 2026 budget included approximately $100,000 in legal fees in the General Fund, with totals of about $122,000 when all funds were included.

Mayor Wells and Mr. O'Keefe both cited favorable references for Shepard, Smith, Hand, & Brackins from Mount Dora officials and other attorneys familiar with their work. It was noted that, if appointed, the firm's start date would likely be November 1st, with a two-week transition period to coordinate with GrayRobinson. In closing, Mayor Wells acknowledged that both Vose and Shepard Smith were strong candidates and that his own view shifted after the interviews, favoring Shepard Smith after their presentation.

Mayor Wells opened Public Comment for this item only.

Clay Ormsbee, 301 N. Lakeshore Blvd. – Town resident, Clay Ormsbee, addressed the Council in support of retaining GrayRobinson as the Town's legal counsel. He stated that in his long experience as a resident, GrayRobinson had been an exemplary and responsive firm, and he questioned whether the discussion to change firms was motivated primarily by cost. Mr. Ormsbee observed that he had not heard any complaints about GrayRobinson's quality of work or commitment to the Town, noting that

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occasional delays in legal responses can reflect thoroughness rather than neglect. He recalled the firm's support during the McGill recall period, including occasions when GrayRobinson provided legal assistance at no charge due to the Town's heavy caseload. He emphasized that the firm had demonstrated loyalty and a vested interest in Howey-in-the-Hills' success.

Mr. Ormsbee cautioned that hiring a new firm would create a costly learning curve and risk potential mistakes while they became familiar with the Town's operations. He cited his own experience on the Police Pension Board, where an attorney replacement shortly after hiring led to similar disruptions. Concluding, he remarked that any short-term cost savings from switching firms were minimal compared to the long-term value of continuity and institutional knowledge, humorously suggesting that if savings were needed, the Town could "build a City Hall that's only six stories high, not seven."

Martha MacFarlane, 63 Camino Real – Town resident, Martha MacFarlane, also spoke in favor of retaining GrayRobinson as the Town's legal counsel. She emphasized the firm's long history with Howey-in-the-Hills and their exceptional depth of institutional knowledge. Ms. MacFarlane recounted that, even prior to the McGill recall period, GrayRobinson had been instrumental in helping the Town recover and organize records after a former clerk failed to properly document ordinances and resolutions. Attorneys Heather Ramos and Tom Wilkes were able to provide complete legal documentation that the Town itself no longer possessed. She further noted that during the McGill recall and related matters involving the Florida League of Cities, GrayRobinson's familiarity with the Town's files and history saved significant time and expense through their immediate responsiveness.

Ms. MacFarlane described the firm as both the Town's "historians and librarians," stating that their deep bench of attorneys has been indispensable in handling complex issues such as annexation and contraction questions involving Venezia and Drake's Point. She credited attorney Tom Cloud in particular for his support during those proceedings. While acknowledging that there may have been occasional delays in contract work, such as those referenced by Councilor Arnold regarding the water plant, she advised that such matters could be addressed through escalation within the firm. She concluded by urging the Council to recognize GrayRobinson's unmatched continuity, depth, and dedication, stating that she did not believe any other firm could serve the Town as effectively.

Eric Gunesch, 448 Avila Pl. – Town resident, Eric Gunesch, spoke in support of retaining GrayRobinson, cautioning the Council against an abrupt transition to a new law firm.

Marie Gallelli, 1104 N. Tangerine Ave. – Town resident, Marie Gallelli, also spoke in favor of continuing the Town's legal relationship with GrayRobinson. She began by addressing concerns about the Vose Law Firm's proposal, explaining that when the firm was initially informed of the Town's legal budget, they responded with a $20,000 monthly retainer, equating to $240,000 annually. Only after being advised that the Town's actual budget was approximately $122,000 did Vose revise its proposal to roughly half that amount. Ms. Gallelli stated that this demonstrated poor judgment on the firm's part and raised doubts about its reliability and transparency.

She further recalled her own experience as a former council member during the McGill recall period, emphasizing the importance of experienced and dependable legal representation. Ms. Gallelli said that while the Council might seek to save money, doing so by replacing a firm with GrayRobinson's level of institutional knowledge and proven service would be a mistake. She concluded that there were other, more appropriate areas in which the Town could look for savings, reaffirming her full support for continuing with GrayRobinson.

Mayor Wells closed Public Comment for this item.

Mayor Wells acknowledged the community's feedback and the range of capable firms considered, noting that Attorney Tom Wilkes's retirement from GrayRobinson represented not a liability but an opportunity. Mayor Wells explained that, while Mr. Wilkes had served the Town well, Attorney Heather

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Ramos, whom he had also worked with during his tenure in Astatula, maintains a broader client base, operates with greater efficiency, and is highly responsive. He suggested that, under her leadership, the Town could expect timelier results, which would translate into cost savings even at GrayRobinson's $310 hourly rate.

Motion made by Councilor Lannamañ for the Town to continue to retain Gray Robinson as its law firm; seconded by Mayor Pro Tem Everline. Motion approved by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: Councilor Arnold

NEW BUSINESS

None

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Mayor Pro Tem Everline seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 5:55 p.m. | **Attendees: 43**

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Graham Wells, CMC, Mayor

ATTEST:

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John Brock, Town Clerk

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Town Council Workshop

October 08, 2025 at 4:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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MINUTES

Mayor Wells called the Town Council Workshop to order at 4:04 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Jon Arnold delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ (via Zoom) | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Victoria Pedane, Executive Assistant

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Mayor Wells asked the other Town Councilors in attendance if anyone wanted to change the attendance, no changes were requested.

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

None

NEW BUSINESS

1. Discussion: **Sabatini (*RFQ 2025-006 Town Attorney Interview*)**

   Mayor Wells explained that the Town is conducting its five-year review of professional services and heard from the Sabatini Law Firm (Mrs. Francheska Sabatini, lead; Mr. Gavin Rollins, Associate; Ms.

Summer Douglas, Paralegal). The firm emphasized local presence, high accessibility, no travel billing, and a single hourly rate, noting a $5,000 monthly retainer for routine Town Attorney duties (meeting attendance, agenda review, standard drafting/advice) with non-routine research and any litigation billed hourly; they also highlighted in-house litigation capacity and discounted litigation rates compared to outsourcing. In response to Council questions, Mrs. Sabatini affirmed she would attend the Town's regular meetings without scheduling conflicts, would relinquish representation of the Town's Police Pension Board if selected, and would maintain an ethical firewall regarding Mr. Anthony Sabatini's role as a County Commissioner, using conflict counsel only when necessary (e.g., direct County negotiations). On subject-matter expertise, the firm reported experience with CDD financings and eminent domain (primarily "slow take"), stated that specialized bond counsel would be engaged for complex municipal borrowings, and described a strategy favoring early settlement to control costs. Regarding the Town Charter's requirement that attorney contact be approved by the Town Manager or a Council majority, the firm agreed to route requests, accordingly, answering only minor clarifications directly, to prevent unauthorized projects and cost escalation. Mayor Wells summarized the Charter's history as a cost-control measure.

Mayor Wells called for a 5-minute recess at 4:55 p.m.

2. Discussion: **Shepard, Smith, Hand, and Brackins (*RFQ 2025-006 Town Attorney Interview*)**

Mayor Wells reconvened the meeting at 5:00 p.m.

Attorney Patrick Brackins and associates Abigayle Osborne-Liborio and Holli New of Shepard, Smith, Hand & Brackins presented their qualifications to the Council. Mr. Brackins explained that the firm, based in Maitland since 2008, represents twelve municipalities across Central Florida, including Mount Dora and Dade City, and that all three shareholders are board-certified in City, County, and Local Government Law. He emphasized his background in litigation and appellate law, his philosophy of providing independent, apolitical legal advice, and the firm's commitment to professionalism, responsiveness, and full-service municipal representation. The team stated that while they perform both transactional and litigation work, their focus is to advise lawfully and objectively without engaging in policy or politics.

Associate attorney Ms. New described her lifelong exposure to municipal government and her dedication to public service, while Ms. Osborne-Liborio highlighted her litigation background, local government experience, and preparation for the Town's current and past legal matters. She noted that the firm had researched the Town's litigation history and pledged thorough preparation and availability for all Town meetings. Councilor Lannamañ commended her initiative and expressed appreciation for the firm's professionalism and forward-looking approach.

Mr. Brackins addressed several detailed questions regarding billing structure, staffing, and technical expertise. He explained that, while the firm can accommodate either hourly or flat-fee arrangements, he recommended hourly billing for transparency and fiscal control, noting that flat-fee structures often prove unsustainable. His proposed rate included no charge for travel to regular meetings and a modest increase for litigation matters. He outlined the firm's internal review of invoices for accuracy and described the firm's staff of seven attorneys and four support personnel, assuring Council that client workloads and meeting schedules are managed to prevent overextension.

In response to questions from Councilor Miles, Mr. Brackins discussed his firm's experience with municipal bond financing, including a recent $12 million issuance for Mount Dora, and ongoing utility-related projects in Dade City involving federal grant funding. He and Ms. Osborne-Liborio also described current eminent-domain negotiations for other municipalities, emphasizing statutory compliance, preference for voluntary acquisition, and use of specialized consultants when necessary.

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The firm confirmed it had not filed an eminent-domain case but had successfully negotiated property purchases to avoid litigation.

When asked about compliance with the Town Charter's rule requiring all attorney contact to be approved by the Town Manager or Council majority, Mr. Brackins affirmed he would honor that process, establishing procedures in advance to ensure transparency while remaining responsive to Council inquiries. He explained that any direct calls from councilors would be logged and reflected on invoices to maintain accountability.

Finally, the firm described its commitment to continuity, professional neutrality, and ongoing education for elected officials. Mr. Brackins cited the firm's history of long-term relationships with cities that later reinstated them after transitions and offered to provide annual Sunshine Law and quasi-judicial training for new members. The presentation concluded with a discussion of the Town's rapid growth, development pressures, and long-term planning needs, during which the firm acknowledged the importance of preserving Howey-in-the-Hills' character while managing inevitable expansion.

3. Discussion: **Vose (*RFQ 2025-006 Town Attorney Interview*)**

Attorney Becky Vose, founding partner of the Vose Law Firm, appeared before Council accompanied by Managing Partner Wade Vose, Partner Nancy Stuparich, and Attorneys Stephanie Bello and Chloe Berryman. Ms. Vose explained that the firm is composed of eight full-time attorneys and one "of counsel," collectively possessing over 150 years of local-government experience. The firm exclusively represents public entities, never developers or private litigants, and currently serves as city or town attorney for 14 Florida municipalities including Daytona Beach Shores, Oviedo, Cocoa Beach, and Fort Myers Beach. She stressed that all clients have 24-hour access to the firm's attorneys, who emphasize rapid, practical legal advice and proactive avoidance of litigation.

Ms. Vose described the firm's defining feature: a single flat-fee structure that includes all services, even litigation, rather than hourly billing. For Howey-in-the-Hills, the proposal was a $10,000 monthly fee, slightly under the Town's current budget, with no additional hourly charges except pass-through costs reimbursed by developers. She asserted that this model encourages frequent communication and prevents the Town from hesitating to seek counsel due to cost. Using examples from past municipal clients, she recounted successful litigation strategies that discouraged future suits and described how the firm's "can-do" philosophy aligns its interests with those of its clients.

Ms. Stuparich, a Clermont resident and triathlete, was identified as the attorney who would attend Town meetings. She has 33 years of experience in municipal, land-use, and real-estate law, dual master's degrees in Public Administration and Urban & Regional Planning, and certifications in labor relations and redevelopment. Mr. Wade Vose, board-certified in City, County, and Local Government Law, discussed his experience with charter review commissions, eminent domain, and acquisition of private utilities, including a successful State Revolving Fund financing for the Village of Indiantown. Ms. Bello (UF Law 2020) serves as Town Attorney for Oakland and handles major planned developments, while Ms. Berryman (UF Law graduate and current City Attorney for Brooksville) described her litigation work and development of contract systems and lien-recovery processes.

In response to Councilor Miles's questions, Ms. Vose confirmed decades of experience with municipal bond financing, typically working alongside specialized bond counsel. She also outlined her extensive eminent-domain background, including work for the City of Orlando on major public projects such as the Orlando Arena. Both she and Mr. Vose favored negotiated settlements to limit legal costs but stated the firm was fully capable of trial work when necessary.

Discussion turned to the Town Charter clause restricting direct attorney contact without Town Manager or Council authorization. Ms. Vose acknowledged she had never seen such a provision and described it as "extremely difficult," while Mr. Vose assured the Council the firm would comply strictly with the

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Charter as written. He suggested that a standing resolution might authorize individual Council contact under the flat-fee arrangement, or that future Charter revisions could address the matter more clearly.

Mayor Wells and Council members discussed past litigation history and continuity concerns, noting the Charter's origin in a 2019 recall and lawsuit. When asked about future fee adjustments, Ms. Vose explained that the firm applies only a standard Consumer Price Index (CPI) adjustment annually and that workload fluctuations generally balance across clients. Council members expressed appreciation for the firm's experience, professionalism, and accessibility. The Mayor thanked the firm for its presentation and for staying late to conclude the evening's attorney interviews.

Following the attorney interviews, Mayor Wells asked participants to remain briefly for an informal ranking exercise. Mr. O'Keefe proposed that each Council member list their first through fourth choices to gauge overall consensus while impressions were fresh, emphasizing that this was a nonbinding "straw poll." Councilor Everline initially expressed concern about transparency and public input, recalling that a resident, Mr. Chris Sears, had previously wished to comment on the matter. It was agreed that the eventual decision would occur publicly, but that the ranking would help clarify next steps.

After tallying the results, Mr. O'Keefe reported that Shepard, Smith, Hand & Brackins emerged as the clear front-runner, receiving the majority of first-place rankings. Vose Law Firm ranked second, followed by GrayRobinson, and Sabatini Law Firm in fourth place. Councilors discussed their impressions of each candidate: Councilor Arnold and Mayor Wells praised the Shepard firm's professionalism and balance of experience, while Councilor Miles noted that he ranked them third primarily due to the relative youth of two associate attorneys. Members agreed that the Vose firm was highly knowledgeable, but that Ms. Vose's presentation style dominated the discussion.

The Council also expressed appreciation for all firms' qualifications and observed that the smaller firms demonstrated hunger and focus. Mayor Wells remarked that he had been particularly impressed by Patrick Brackins and his associates from Shepard, Smith, Hand & Brackins. The group discussed the potential for a special meeting at 5:00 p.m. on Monday, October 20, 2025, to allow further deliberation and public comment before any formal vote. It was determined that the meeting would be noticed as a special meeting, providing flexibility either to discuss or take action if the Council was ready.

ADJOURNMENT

There being no further business to discuss, a motion was made by Mayor Wells to adjourn the meeting; Mayor Pro Tem Everline seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:00 p.m.

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Graham Wells, CMC, Mayor

ATTEST:

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John Brock, Town Clerk

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Town Council Workshop

October 07, 2025 at 2:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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MINUTES

Mayor Wells called the Town Council Workshop to order at 2:06 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles | Mayor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Heather Ramos, Town Attorney | Public Services Director, Morgan Cates | Victoria Pedane, Executive Assistant

WELCOME AND INTRODUCTION OF GUESTS

Mayor Wells welcomed former Police Chief, Rick Thomas, and Town resident, Joshua Husemann, to the workshop.

AGENDA APPROVAL/REVIEW

None

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

None

NEW BUSINESS

1. Discussion: **GrayRobinson (*RFQ 2025-006 Town Attorney Interview*)**

The Town's current legal team from GrayRobinson, led by Heather Ramos with Tom Wilkes and associates, introduced their bench strength and described firmwide capabilities across state and local government law, procurement, construction, employment, public finance/tax-exempt debt, and eminent domain. Mr. Wilkes cited recent outcomes for the Town: invoking double-taxation protections to halt proposed Sheriff dispatch fees; creation of a standardized construction contract template; voter-approved charter amendments to modernize borrowing limits; and drafting work supporting major updates to the Future Land Use Element and Land Development Code. He also noted prior work to enable solid-waste billing via the tax roll and securing annexation consent agreements (e.g., Drake Point and Cedar Creek) for potential future contiguity.

Council discussion focused on borrowing authority, meeting attendance, annexation timing, fee structure, responsiveness, pension governance, and eminent domain. Councilor Miles questioned the utility of the charter's 3% borrowing cap and asked whether it applies to all debt instruments; Mr. Wilkes affirmed the State Constitution requires voter approval for ad valorem-pledged bonds and explained the charter cap had broadly applied to borrowing. On Drake Point, Councilor Miles asserted contiguity now exists and the six-month deferral has lapsed; by consensus, the attorneys agreed it would be appropriate for the Town Manager to send a letter prompting annexation initiation. Regarding fees, Mr. Wilkes opposed a monthly flat-fee retainer, citing perverse incentives, and advocated active scope management through ongoing attorney-management dialogue.

Mayor Wells raised responsiveness and workload balance between Ms. Ramos and Mr. Wilkes; the firm committed to same-day acknowledgements, copying Ms. Epperson to ensure coverage, and routing tasks to the most efficient subject-matter attorney. On the Police Officers' Pension (Ch. 185), Mr. Wilkes noted the pension attorney represents the fund, not the Town, and emphasized problem-solving to avoid litigation; Mayor Wells referenced prior contribution anomalies that were corrected. On eminent domain, the firm described experience for both condemning authorities and landowners (including utility and park projects) and, drawing from empirical practice, cautioned that negotiated purchases often exceed appraised value, with costs typically increasing from pre-suit negotiations to filed cases and trials. The session closed with advantages of continuity (institutional knowledge, established working relationships) and acknowledgment that attorney attendance expectations and cost considerations will continue to be balanced by the Council.

Mayor Wells called for a 5-minute recess at 3:07 p.m.

2. Discussion: **Town Manager Annual Review**

Mayor Wells reconvened the Town Council at 3:12 p.m.

Mayor Wells opened the discussion with Councilor Arnold. He explained that his focus was on fiscal performance and proper budget execution, noting three consecutive years of balanced general funds without cross-fund subsidies. Councilor Arnold and the Mayor Wells discussed the improved accuracy of cost allocations between the General and Water Funds, crediting the Town Manager, Finance Supervisor Ojeda, and the Mayor's input for a more transparent financial system. Councilor Lannamañ read from her written evaluation, commending the Town Manager's steady professional growth and reliable management despite frequent conflicting directives from the Council. She praised the clarity of the FY26 budget, contrasting it with the confusion of past formats, and emphasized the need for continued long-term planning, proactive community engagement, and more activities for families to support the Town's sustainability and growth.

Councilor Miles stated that his score for the Town Manager declined from the previous period due to uneven handling of Council decisions and perceived favoritism toward certain members' viewpoints. He acknowledged major improvements in fiscal discipline and intergovernmental relations but cited frustration over procedural conflicts, salary discussions, and the handling of the Town Manager's

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vacation leave. He urged greater leadership in uniting differing council philosophies and better consistency in communication. Mayor Pro Tem Everline concurred, rating the Town Manager lower this cycle and citing deficiencies in communication, responsiveness to residents, and regional outreach. He shared multiple examples of delayed follow-up and limited transparency, though he also recognized improvements in internal management, employee recognition, and staff hiring.

Mayor Wells provided context, affirming that the Town Manager's role is to carry out Council policy and that he bears responsibility for both the Town's successes and shortcomings. He praised the cohesion of the staff under the Town Manager's leadership, particularly in organizing the Centennial Founder's Day celebration, and reiterated that overall operations are professional and well-managed.

Following the evaluation discussion, Councilors Miles and Mr. O'Keefe updated the group on County meetings regarding the potential transfer of Number 2 Road to the Town, explaining that the County appeared open to relinquishing jurisdiction, provided the Town formally accepts it. The discussion also covered development access points for Mission Rise and Hillside Groves, with Council consensus favoring additional entrances for safety but cautioning against creating high-speed cut-throughs.

Later, Councilor Lannamañ reported on a site visit to Mission Inn following resident complaints about early-morning noise from golf course maintenance. She recommended adopting a noise ordinance with a clause exempting Mission Inn, while other members discussed balancing resident concerns with the resort's long-standing operations and economic role.

Finally, Councilor Everline questioned the Charter provisions limiting direct communication with department heads and the Town Attorney. Mr. O'Keefe and Mayor Wells clarified that inquiries are permitted but directives must go through the Town Manager, and that legal communications require authorization to control costs. Councilor Lannamañ then raised concerns about the Police Chief hiring process, arguing that the ten-day posting period was too brief and risked perceptions of unfairness. Mayor Wells summarized the process: five qualified applicants, an interview panel of law enforcement professionals, and the Town Manager's recommendation of Lt. Giddens for Council confirmation. Councilors Miles and Lannamañ maintained that the short posting and low salary range likely reduced applicant quality and urged greater transparency to avoid community division. Mr. O'Keefe defended the process as fair and compliant, emphasizing that local recruitment challenges and compensation limits constrained the pool, and the matter was deferred for final discussion at the upcoming Council meeting.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Councilor Miles seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 4:40 p.m.

_____

Graham Wells, CMC, Mayor

ATTEST:

_____

John Brock, Town Clerk

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Town Council Meeting

September 08, 2025 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

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MINUTES

Mayor Wells called the Town Council Meeting to order at 6:00 p.m.
Mayor Wells led the attendees in the Pledge of Allegiance to the Flag.
Councilor Reneé Lannamañ delivered an invocation.

ROLL CALL

Acknowledgement of Quorum Present and Proper Notice Given

MEMBERS PRESENT:
Mayor Pro Tem Tim Everline | Councilor Jon Arnold | Councilor Reneé Lannamañ | Councilor David Miles (via phone) | Mayor Graham Wells

STAFF PRESENT:
Sean O'Keefe, Town Manager | Tom Wilkes, Town Attorney (via Zoom) | Town Attorney, Heather Ramos | Morgan Cates, Public Services Director | April Fisher, Town Planner | John Brock, Deputy Town Manager / Town Clerk

WELCOME AND INTRODUCTION OF GUESTS

None

AGENDA APPROVAL/REVIEW

Motion made by Mayor Pro Tem Everline to allow Councilor Miles to participate and vote remotely via phone; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Arnold, Mayor Wells
Nay: None

Motion made by Councilor Lannamañ to remove Item #8 (Salary Study), #9 (Library Assistant Pay), and #10 (Retention Incentive FY26) from the meeting's agenda; seconded by Mayor Pro Tem Everline. Motion approved by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles
Nay: Councilor Arnold, Mayor Wells

PUBLIC QUESTION & COMMENT

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker. The general Public Question & Comment period will be limited to a maximum of thirty (30) minutes unless extended by the Presiding Officer.

Tom Ballou, 1005 N. Tangerine Ave. – Town resident, Tom Ballou, criticized the Council for ignoring citizen input and likened their decision-making to persistent developers. He expressed concern over a recent 3–2 vote allowing a traffic signal instead of the originally agreed-upon roundabout at the new Publix entrance on Highway 19, following pressure from the developer. Mr. Ballou urged the Council not to allow further changes to the development agreement.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, raised concerns about increased morning traffic and speeding on Lakeshore Blvd., suggesting a need for greater police presence. She also criticized the Town's ongoing lack of ADA compliance, citing inaccessible fishing piers, a non-inclusive playground, and hazardous sidewalk gaps along Lakeshore Blvd. that pose risks to pedestrians and wheelchair users. She urged immediate attention and regular maintenance.

Clay Ormsbee, 301 N. Lakeshore Blvd. – Town resident, Clay Ormsbee, asked whether the Town has a broader employee retention issue beyond police turnover and whether low pay might be a contributing factor. He also offered assistance with restoring the shoreline area, emphasizing its importance to the Town's beauty. Mr. Ormsbee volunteered to research and help replace the marine-grade red and green nautical lights and protective cages, as he did during the 2009 boat ramp project, and invited staff to contact him for support.

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

Mayor Pro Tem Eveline requested to pull Agenda Items #3, #4, and #5 from the Consent Agenda for discussion.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the August 25, 2025, Town Council Meeting.

2. The approval of the minutes and ratification and confirmation of all Town Council actions at the August 25, 2025, Town Council Budget Workshop.

Motion made by Councilor Lannamañ to approve the Consent Agenda (Agenda Items #1 and #2); seconded by Mayor Pro Tem Everline. Motion approved by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

3. Consideration and Approval: **Piggyback Agreement - Aquatic Vegetation Control**

   Council deliberated on a proposed piggyback contract for aquatic vegetation control along Lakeshore. Councilor Miles asked whether funding was available in either the current or upcoming budget. Public Services Director, Morgan Cates, stated that, while current budgeted funds under Parks & Recreation could cover this fiscal year's portion contract, those funds were typically reserved for storm response and urgent repairs. Town Manager, Sean O'Keefe, clarified that the contract, estimated at $8,750 annually, is included in the amended FY26 budget and would become a recurring item.

   Mayor Pro Tem Everline voiced support for the project, noting the long-standing need, but raised concerns about vague language in the contract stating that the contractor would inspect the site "from

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time to time." He emphasized the importance of defining service frequency and clarifying who determines when treatment is needed.

Town Attorney, Heather Ramos, confirmed that, although this is a piggyback contract, the Town is permitted to add clarifying terms through an addendum. She committed to modifying the agreement to specify that the contractor would operate at the direction of the Public Services Director, with monthly inspections and additional service as requested. She also noted that the contract contains a termination-for-convenience clause allowing the Town to end the agreement at any time without penalty, beyond payment for completed services.

Councilor Lannamañ asked for funding confirmation and details on contract duration. Mr. Cates explained that the initial term is 12 months with optional renewals for up to three additional years, likely with incremental cost increases. However, he expressed hope that, once under control, the treatment schedule could shift to bi-monthly to reduce future costs. Mr. Cates added that PWC, the selected vendor, came highly recommended by the City of Leesburg for their effective maintenance of multiple water bodies.

Mayor Wells opened Public Comment for this item only.

Clay Ormsbee, 301 N. Lakeshore Blvd. – Town resident, Clay Ormsbee, expressed strong support for the aquatic vegetation control contract, emphasizing that such work is not optional but essential ongoing maintenance. He noted that features like nautical lights and fishing piers also require regular upkeep. Mr. Ormsbee highlighted that, since 2009, the Town has collected approximately $45,000 from boat ramp key sales, suggesting those funds should support shoreline maintenance. Comparing Howey's waterfront to neighboring cities like Sanford and Mount Dora, he urged the Town to prioritize completing and maintaining its shoreline amenities.

Joshua Husemann, 671 Avila Pl. – Town resident and Parks and Recreation Board Chair, Joshua Husemann, voiced strong support for funding shoreline improvements. He noted that Parks and Recreation Board has discussed the Lakeshore area for over three years, but their requests for funding have repeatedly been denied. Mr. Husemann emphasized the need for ADA-compliant infrastructure, such as accessible finger piers, and acknowledged the complexity added by nearby swales requiring proper concrete work. He urged the Council to include the project in the budget, stating that completing it would mark a long-awaited success for the Parks and Recreation Board.

Motion made by Mayor Pro Tem Everline to approve agreement with Town Attorney's modifications; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

4. Consideration and Approval: **GFL Sanitation Rate Increase**

Town Manager, Sean O'Keefe, clarified that the proposed 4.58% increase was a contractually permitted cost-of-service increase from GFL to the Town, based on the municipal cost index, not a rate increase for residents. This cost is already accounted for in the Town's FY26 budget and does not require passing the cost onto the residents.

Town Attorney, Heather Ramos, confirmed that the 4.58% increase is allowed by right under the 2022 agreement. However, she raised concerns about two additional charges that GFL had recently introduced, fees for extra residential carts and for white goods/bulk item pickup, which were not included in the original agreement. Ms. Ramos emphasized that, under the current contract, GFL may not charge the Town for more than one cart per residence unless the contract is formally amended. She

noted the contract clearly states only one cart is included per household, and any deviation must be explicitly approved by Council.

Further, Ms. Ramos committed to drafting a simple amendment to the agreement for future Council review. This amendment would:

- Clarify that only one residential trash cart is included per household under the standard service rate.
- Address the ambiguity surrounding white goods and bulk item pickup, which the Town had been inconsistently billed for.
- Ensure GFL may not charge for additional sets or services unless explicitly authorized in writing by Council.
- Reaffirm that contract ambiguities are interpreted in favor of the Town, limiting GFL's ability to unilaterally implement new fees or service changes.

Mayor Wells opened Public Comment for this item only.

Andi Everline, 1012 N. Lakeshore Blvd. – Town resident, Andi Everline, expressed concern over inconsistent yard waste pickup, noting unannounced schedule changes, delayed collection, and instances of yard waste being mixed with trash. She asked whether residents should continue separating yard waste and using extra bins. Mayor Wells asked for the staff to follow up with the vendor for clarification.

Alan Hayes, 111 Island Dr. – Town resident, Alan Hayes, stated that he would like to make sure trash pickup stayed at twice a week and wanted to see that in writing.

Marie Gallelli – 1104 N. Tangerine Ave. – Town resident, Marie Gallelli, had questions about the allowed CPI increase.

Tom Ballou, 1005 N. Tangerine Ave. – Town resident, Tom Ballou, raised concerns about recurring hydraulic fluid leaks from GFL trucks damaging Town roads, noting that cleanup is often neglected despite reports. He urged the Council to address this issue in the upcoming contract amendments.

Motion made by Mayor Pro Tem Everline to just approving the 4.58% rate increase, not an amended agreement at this time; seconded by Councilor Arnold. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

5. Consideration and Approval: **Public Utilities Truck Acquisition**

Public Services Director, Morgan Cates, presented a request to reinstate the purchase of a utility truck into the FY26 budget. Mr. Cates proposed acquiring the vehicle through a 60-month lease-to-own agreement to spread out the cost. He explained that the additional truck is needed to support expanded utility operations, reduce reliance on contractors, and allow for on-call rotation between staff members, particularly Public Utilities Supervisor, James Southall, who has been covering nearly all utility callouts for years without extended leave.

The new truck would enable Public Utilities Worker, Bradley Braunstein, a staff member currently training for water utilities certification, to handle weekly lift station checks and take on-call duties. The Town currently has five lift stations, with more expected due to development. Mr. Cates recommended either a Ford or Chevy, excluding Dodge due to compatibility and maintenance logistics with the

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Town's existing fleet. He noted the quotes were based on the state contract but said he was also exploring the Florida Sheriff's Association contract for a potentially lower price.

Councilor Miles inquired about financing details, noting the quoted markup and lack of disclosed APR. The vehicle would be leased through Bancorp, and Mayor Wells confirmed that the interest cost over five years was comparable to a 5% bank loan. The lease amount, about $10,917 annually, would total approximately $54,000 over the lease term.

Mayor Pro Tem Everline and other councilors asked about the truck's operational use, confirming it would be taken home when staff are on call and used for inspections, emergencies, and access to off-road lift station sites. Council consensus supported reinstating the vehicle in the FY26 budget, with direction to pursue the lowest-cost option between Chevy and Ford.

Mayor Wells opened Public Comment for this item only.

Marie Gallelli, 1104 N. Tangerine Ave. - Town resident, Marie Gallelli, raised questions about discrepancies in the vehicle quotes for the proposed utility truck. She noted that the Chevy was listed as a 2026 model, while the Ford was inconsistently listed as both 2025 and 2026. Mr. Cates clarified that both trucks would be new 2026 models, as the ordering window for 2025 had already closed.

Ms. Gallelli also pointed out a difference in pricing breakdowns: the Chevy included a clear dealer markup of $1,328, while the Ford listed a $2,195 destination charge with no separate dealer markup. Mr. Cates explained that the Ford pricing included all relevant costs on the first page, and the additional pages showed typical sticker price details.

Motion made by Councilor Lannamañ to approve the Public Utilities Truck Acquisition; seconded by Councilor Miles. Motion approved by roll call vote.

Voting
Yea: Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: Mayor Pro Tem Everline

Mayor Wells called for a 5-minute recess at 7:46 p.m.

Mayor Wells reconvened the Town Council meeting at 7:52 p.m.

PUBLIC HEARING

6. Consideration and Approval: (Second Reading) **Ordinance 2025-005 - Platting Process Changes**

Mayor Wells read Ordinance 2025-005 out loud by title only.

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO DEVELOPMENT; PROVIDING FINDINGS; AMENDING SECTION 4.09.00 OF THE HOWEY-IN-THE-HILLS LAND DEVELOPMENT CODE; DELETING OBSOLETE AND INCORRECT LANGUAGE REQUIRING VACATION OF PRIOR PLATS BEFORE REPLATTING; CLARIFYING AND REVISING PROCEDURES AND REQUIREMENTS FOR REVIEW AND APPROVAL OF PROPOSED PLATS OF LAND TO CONFORM TO 2025 AMENDMENTS TO PART I OF CHAPTER 177 OF THE FLORIDA STATUTES; REQUIRING TOWN COUNCIL APPROVAL AS A CONDITION TO APPROVAL OF PLATS FOR PRIVATE, GATED SUBDIVISIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

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Town Planner, April Fisher, introduced the second reading of Ordinance 2025-005, noting that revisions had been made by the Town Attorney based on Council feedback from the prior meeting. She confirmed that the revised ordinance was included in the meeting materials and had received a recommendation of approval from both Town staff and the Planning Board.

Mayor Wells opened the floor for public comment on the item; however, no members of the public chose to speak.

Motion made by Mayor Pro Tem Everline to approved Ordinance 2025-005; seconded by Councilor Lannamañ. Motion approved unanimously by roll call vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

OLD BUSINESS

None

NEW BUSINESS

7. Consideration Approval: **Minor Amendment to Hillside Grove PUD Phase 2**

Town Planner, April Fisher, presented a proposed minor amendment to Phase 2 of the development, stemming from prior Council discussions. The amendment includes three changes: increasing lot widths from 27 to 29 feet, reducing the number of townhome lots by eight, and replacing a planned full-access connection to Number 2 Road with a cul-de-sac and emergency access. The access change follows a determination by Lake County that a second full-access point could not be approved due to its proximity, approximately 1,320 feet, to an existing access in the Mission Rise development. Staff recommended approval of the revised plan.

Mayor Wells opened the floor for public comment, but none was offered. Upon returning to Council discussion, Councilor Miles stated he supported the increased lot sizes and the reduced unit count but opposed the cul-de-sac. He urged the Town to work jointly with the developer and Lake County to restore the originally approved second access, citing safety concerns for a development of more than 50 homes with only one entry point.

Applicant representative, William Ray, of Ray & Associates, explained that Lake County staff, including the engineering director, traffic planner, and District Commissioner Kirby Smith, had firmly denied a second full access point, citing public safety concerns due to its proximity (approximately 1,320 feet) to an existing entrance in the nearby Mission Rise development.

Councilor Miles strongly objected to replacing the full access with a cul-de-sac and emergency-only access, calling it a public safety hazard. He reiterated that the original development approval required two full access points and expressed frustration with Town leadership for allowing the change. Councilor Miles further suggested the Town revisit the issue with the County and warned that failure to advocate for the Council's original conditions might lead him to seek the removal of the Town Manager. He emphasized that the road in question lies within Town limits and that the Town had previously been informed that Lake County was considering transferring jurisdiction to Howey-in-the-Hills.

Mr. Ray responded that the proposed emergency access would be built to support heavy vehicles, such as fire trucks and ambulances, and would be similar to other stabilized access points used within Town limits. Town Attorney, Tom Wilkes, voiced broader concerns over a recurring pattern where conditions

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approved by the Council are later rejected or weakened by outside agencies without adequate pushback from the Town. He urged stronger efforts to find workarounds or alternative solutions rather than deferring to non-elected staff decisions from the County or FDOT.

Mayor Wells questioned whether one County Commissioner could unilaterally block such access and proposed escalating the issue to the full Lake County Board of Commissioners. Councilor Lannamañ echoed concerns about limited access but noted that no formal decision had yet been made regarding the road's transfer from County to Town jurisdiction.

After a lengthy discussion, Councilor Miles supported tabling the item to allow time for further negotiation with Lake County and indicated he would personally reach out to the Board of County Commissioners to advocate for a second full access point, consistent with the Town's original development approval.

Public Services Director, Morgan Cates, reiterated that both Town and County staff had repeatedly discussed the access issue, and Lake County's engineering and public works teams remained firm in denying a full-access connection to Number 2 Road. He clarified that the County is currently surveying the road, but due to inconsistent right-of-way along its length, a full access point remains unfeasible under current conditions.

A development representative, Alexandra Flores, clarified the distance between proposed access points as approximately 1,050 feet, not a full quarter mile, and noted this was a key factor in the County's denial. Councilor Miles remained firm, criticizing the inconsistency in County standards and asserting that public safety should override staff objections. He also criticized what he perceived as insufficient advocacy by the Town Manager.

Mr. Wilkes expressed broader frustration with a recurring dynamic in which conditions approved by the Town Council are later overturned by unelected County or FDOT staff. He called for a more assertive approach to defending the Town's planning decisions and expressed concern about the lack of competing engineering solutions or advocacy for alternative designs.

Mayor Wells agreed that escalating the issue to the full Lake County Commission was appropriate and asked Councilor Miles to take the lead in engaging the County, while cautioning against unfairly blaming the Town Manager. The Council ultimately voted 3–2 to table the item until October 13, 2025.

Ms. Fisher reminded the Council that the existing developer agreement gives Lake County sole permitting authority for connections to Number 2 Road. Ms. Flores requested permission to continue submitting engineering plans for other parts of Phase 2, with the understanding that approval would be contingent on resolving the access issue. Ms. Flores also asked to be allowed to be included in the meetings that Councilor Miles and Mr. O'Keefe would be having with the Lake County Board of County Commissioners. The Council agreed this was reasonable.

Motion made by Councilor Miles to table this agenda item to the October 13, 2025, Town Council meeting; seconded by Mayor Pro Tem Everline. Motion approved by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Miles, Mayor Wells
Nay: Councilor Arnold, Councilor Lannamañ

Mayor Wells recognized that it was 8:44 p.m. and asked for a motion to extend the meeting

Motion made by Mayor Wells to extend the meeting to 9:30 p.m.; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

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Voting
Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: None

8. Consideration and Approval: **Salary Study**

   This item was removed from the meeting's agenda during the Agenda Approval section of the meeting.

9. Consideration and Approval: **Library Assistant Pay**

   This item was removed from the meeting's agenda during the Agenda Approval section of the meeting.

10. Consideration and Approval: **Retention Incentive FY26**

    This item was removed from the meeting's agenda during the Agenda Approval section of the meeting.

11. Consideration and Approval: **Selection of Lake County Educational Concurrency Review Committee Member**

    The Town Council discussed the request from Lake County Schools to appoint a representative to the Education Concurrency Review Committee, which meets annually to evaluate the school concurrency program and future school planning based on development data. While several attendees were suggested, including the Town Planner and Town Manager, Council ultimately voted to appoint Councilor David Miles to serve as the Town's representative.

    Motion made by Councilor Lannamañ to appoint Councilor David Miles as the Lake County Educational Concurrency Review Committee Member; seconded by Councilor Arnold. Motion approved unanimously by voice vote.

    Voting
    Yea: Mayor Pro Tem Everline, Councilor Arnold, Councilor Lannamañ, Councilor Miles, Mayor Wells
    Nay: None

12. Discussion: **Woodard and Curran Study**

    Councilor Lannamañ requested clarification on the recent vote related to the Woodard & Curran wastewater study, expressing concern over the process and the communication surrounding it. She noted that Council voted to advance the full report, including Option 3, to the state for potential funding consideration, but emphasized the importance of understanding that the Central Lake CDD is not currently for sale. Councilor Arnold clarified that the intent of the vote was simply to forward the report to the state for review and potential funding, not to initiate acquisition, recognizing that conditions may change over time.

    Mayor Pro Tem Everline and Councilor Arnold both expressed dissatisfaction with how the vote was handled at the previous meeting, noting that it was unclear and last-minute. Councilor Lannamañ stressed the importance of proactively notifying affected parties, such as the CDD and consultants, before such votes occur, rather than letting them learn about developments during public meetings. It was also noted that Woodard & Curran had not communicated with key stakeholders, including the CDD's managing partner, which Council agreed should be addressed through improved follow-up and outreach. Mayor Wells acknowledged that the report and presentation were available ahead of the meeting but agreed with the broader point that clearer communication in advance would be beneficial.

13. Discussion: **Town Attorney RFQ**

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Town Manager, Sean O'Keefe, informed the Council that five proposals were received for Town Attorney services, including one from the current firm, GrayRobinson. He clarified that, unlike other consultants, the Town Attorney is directly selected by the Council, making this process more like a job interview by the full Council.

Staff recommended that Council hold interviews, preferably one hour each, with all five firms, scheduled over several days. Councilors generally agreed, with suggestions to space interviews across multiple days to avoid overload and maintain fairness. There was consensus that each firm was qualified and deserved a face-to-face meeting.

Council expressed a preference to schedule interviews in early October, given existing September obligations (budget hearings, council meetings, personal travel). Mayor Wells and others suggested submitting availability (including AM/PM preferences) to the Town Clerk to identify overlapping time slots for scheduling.

Councilor Lannamañ inquired whether all firms must be interviewed or if some could be excluded based on review. The Town Manager clarified that Council has discretion, but there was strong consensus to interview all five due to the quality of proposals submitted.

Council tentatively agreed to finalize interview dates at the next Council meeting. The goal was to complete the interview process and make a selection by the end of October.

14. Consideration and Approval: **Local Option Gas Tax Letter of Support**

Town Manager, Sean O'Keefe, informed the Council that Lake County is considering increasing the local option gas tax by 5 cents per gallon, raising the total from 7 to 12 cents (the legal maximum). The Board of County Commissioners is scheduled to vote on this on Monday, September 23. The request for municipal support, including letters of endorsement, came from Lake 100 and others.

Mr. O'Keefe explained that, while the majority of the revenue would go to the County, municipalities would receive a share based on population. Mayor Wells noted that the Town currently receives approximately $1,100/month from the current 1-cent County gas tax and could expect an estimated $5,500/month more if the 5-cent increase is approved, totaling an additional $60,000 annually for Town road improvements.

Councilor Miles made a motion to send letters to each County Commissioner in support of the gas tax increase, citing the region's road funding shortfalls and rapid development. He emphasized the need for immediate investment in transportation infrastructure.

Motion made by Councilor Miles for the Town Manager to send a letter to the Lake County Board of County Commissioners supporting this measure and asking for the Board of County Commissioners to support with a super majority vote; seconded by Mayor Wells. Motion approved by voice vote.

Voting
Yea: Mayor Pro Tem Everline, Councilor Lannamañ, Councilor Miles, Mayor Wells
Nay: Councilor Arnold

Councilor Arnold expressed concern about enacting a tax without voter approval and supported a public referendum instead. Mayor Wells countered that tax referendums often fail, and a failed vote would leave roads unfunded despite urgent needs.

15. Discussion: **Scheduling the Town Manager Performance Evaluation Review Date**

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The meeting date for the annual Town Manager Performance Evaluation was set for a Town Council Workshop to be held on October 7, 2025, from 3:00 p.m. to 4:30 p.m.

DEPARTMENT REPORTS

16. Town Hall

    This report was included in the meeting's packet.

17. Police Department

    This report was included in the meeting's packet.

18. Code Enforcement

    This report was included in the meeting's packet.

19. Lake County Fire Rescue

    None

20. Public Services Department

    This report was included in the meeting's packet.

21. Parks & Recreation

    None

22. Library / Community Events

    This report was included in the meeting's packet.

23. Town Attorney

    None

24. Finance Supervisor

    This report was included in the meeting's packet.

25. Town Manager

    Town Manager, Sean O'Keefe, provided several updates. Public Services Director, Morgan Cates, is finalizing the request for proposals (RFP) for the boat ramp dock project, with the goal of advertising it in late October or early November. Mr. O'Keefe announced that the Final Millage/Budget Public Hearing was scheduled for Wednesday, September 24 at 5:05 p.m., following the Monday Council meeting that same week.

    Councilor Everline inquired about attending the upcoming IEMO II training conference in Orlando. Although the Town does not currently have a formal policy for approving Council travel and training, funds are available in the budget. Council members discussed prior experiences attending the conference, including the value of networking events and the logistics of lodging and parking reimbursement.

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Councilor Miles' remote phone connection was disconnected from this meeting at 9:18 p.m.

Mr. Cates announced that the Town of Howey-in-the-Hills will once again participate in the annual Lake County Water Cleanup event. The Town will partner with the Florida Fish and Wildlife Conservation Commission (FWC), Lake County Water Authority, Lake County, the cities of Leesburg, Eustis, and Tavares, as well as Keep Lake Beautiful. The cleanup will take place on Saturday, September 20, from 8:00 a.m. to 11:00 a.m. at the Howey boat ramp.

COUNCIL MEMBER COMMENT

26. Mayor Pro Tem Everline

Mayor Pro Tem Everline shared that the second annual "Tip-a-Cop" event was held the previous Saturday night at J.B. Boondocks. While attendance appeared lower than last year, he noted it was still a nice event benefiting charitable causes. He also mentioned he was the only Town Council member or staff in attendance.

Mayor Pro Tem Everline stated that he plans to ask the Town Manager to schedule a future meeting segment on marketing, where he will share ideas gathered at a recent conference, many of which, he noted, would not incur costs for the Town.

27. Councilor Arnold

Councilor Arnold informed the Council that he had submitted his name for consideration to serve on a Florida League of Cities (FLC) committee, following an invitation in one of their weekly communications. He explained that his intent was to ensure Howey-in-the-Hills secured a seat on the committee, which focuses on education and training. If selected, he suggested the Town could later determine who would be the best-qualified individual to serve.

28. Councilor Miles

None

29. Councilor Lannamañ

Councilor Lannamañ expressed strong concern regarding the Town's fiscal responsibility in light of current and emerging economic challenges. She emphasized the importance of Council taking a thoughtful, prudent approach to spending, particularly as budget approval approaches. Councilor Lannamañ cautioned against overreliance on projected revenue from future development, noting that site plans do not guarantee construction or home sales, especially in an unstable housing market. She referenced national economic indicators, including rising layoffs, increasing household debt, and Florida's high foreclosure rate, as reasons for fiscal caution. She also requested clarification regarding funding for new water meters and whether associated costs would be collected upfront. Councilor Lannamañ urged the Council to prioritize maintaining adequate reserves and protecting staff employment, stressing that financial mismanagement could ultimately force difficult decisions, such as layoffs. She asked for her concerns to be formally recorded in the minutes.

30. Mayor Wells

Mayor Graham Wells noted that the newly released July finance report, covering 10 months of the fiscal year, shows the Town is approximately $250,000 over in revenues and $415,000 under in expenses. He stated that, from a budgeting standpoint, the Town is in strong financial shape and is on track to bolster fund balances or reserves. Mayor Wells highlighted the effort that went into preparing the upcoming budget for adoption, emphasizing that it delivers a general fund surplus, reduces the tax burden by

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$123,000 compared to the rollback rate, and maintains current rates for water, wastewater, and sanitation. He praised the budget as a strong, carefully prepared document that reflects responsible fiscal stewardship.

ADJOURNMENT

There being no further business to discuss, a motion was made by Councilor Lannamañ to adjourn the meeting; Councilor Arnold seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 9:30 p.m. | **Attendees: 68**

_____
Graham Wells, CMC, Mayor

ATTEST:

_____

John Brock, Town Clerk

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Best Foot Forward
for pedestrian safety

Best Foot Forward
FY 24-25 Annual Report
October 1, 2024 – September 30, 2025

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

Lake-Sumter MPO
Metropolitan Planning Organization

Bike/Walk Central Florida

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Lake County at a Glance

October 2024 – September 2025

Engineering & Evaluation

8
Crosswalks Evaluated

16
Collection Sessions

640
Staged Crossings

Education & Outreach

3
Outreach Events

1,027
People Reached

6
Resources Distributed

High-Visibility Enforcement

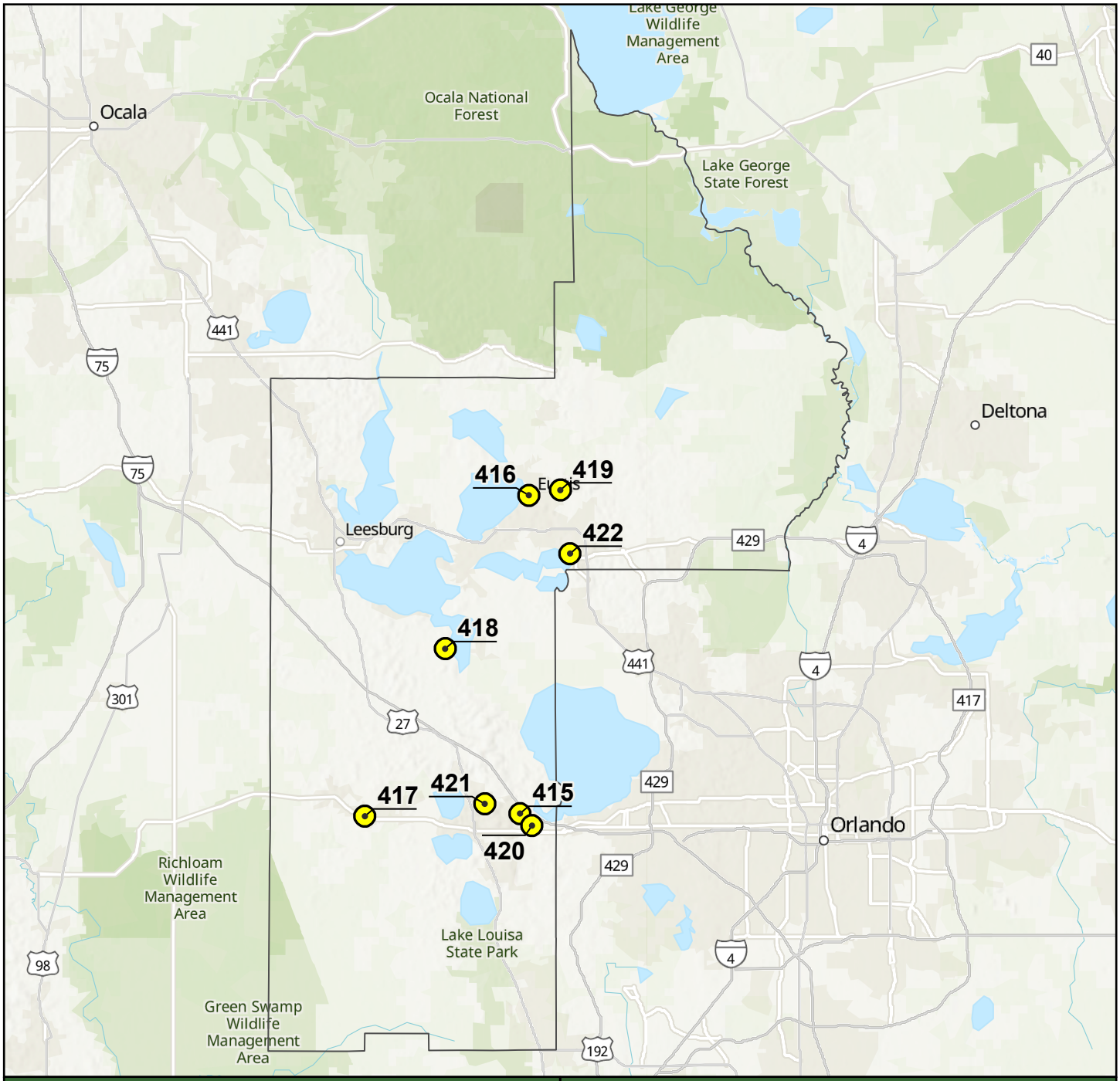
2
Regional Operations

4
Crosswalk Enforcements

39
Warnings & Citations

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety



ID	Name	ID	Name
415	Old Hwy 50 W & N Greater Hills Blvd	419	Deland Rd & Bates Ave
416	N Bay St & E Magnolia Ave	420	County Rd 455 & S Lake Trail
417	W Broad St. & N Lake Ave	421	Mohawk Rd & Old Hwy 50
418	SR-19 & W. Central Ave	422	E 5th Ave & Tremain St

Crosswalk Spotlight

Evaluating the Effect of Engineering & Enforcement

Howey in the Hills: SR-19 & W. Central Ave.

This crosswalk started with a baseline driver yield rate of **16%.** Enforcement in August 2025 led to **17** warnings and citations for failure to yield to pedestrians, contributing to a slightly improved driver yield rate of **21%** after September's data collection. Additional monitoring will be necessary to determine if the yield rate remains at percentage.

Eustis: N Bay St & E Magnolia Ave

This multilane one-way street had a **46**% driver yield rate after our baseline data collection in April of 2025. After a high visibility enforcement operation in July, which resulted in **11** warnings and citations for failure to yield to pedestrians, and new curb extensions added, the driver yield rate increased to **77%** in September.

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/14/2025	19	8	39	41%
9/10/2025	15	6	48	30%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 36%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Semi-Controlled
Crossing Signal: RRFB

Roadway Users

Avg. Daily Traffic: 7,700
Avg. Pedestrians/hour: 8
Avg. Cyclists/hour: 5
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped and Bike Crossing Sign + Arrow
Ahead Sign Type: Ped and Bike Crossing Sign + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

County Rd 455 & S Lake Trail

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	3	10	57	19%
9/11/2025	6	11	52	25%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 22%

Roadway Characteristics

Speed: 50 mph
Number of Lanes: 4
Crossing Type: Controlled
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 4,200
Avg. Pedestrians/hour: 0
Avg. Cyclists/hour: 1
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow (School)
Ahead Sign Type: Ped Crossing Signs + Ahead (School)
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

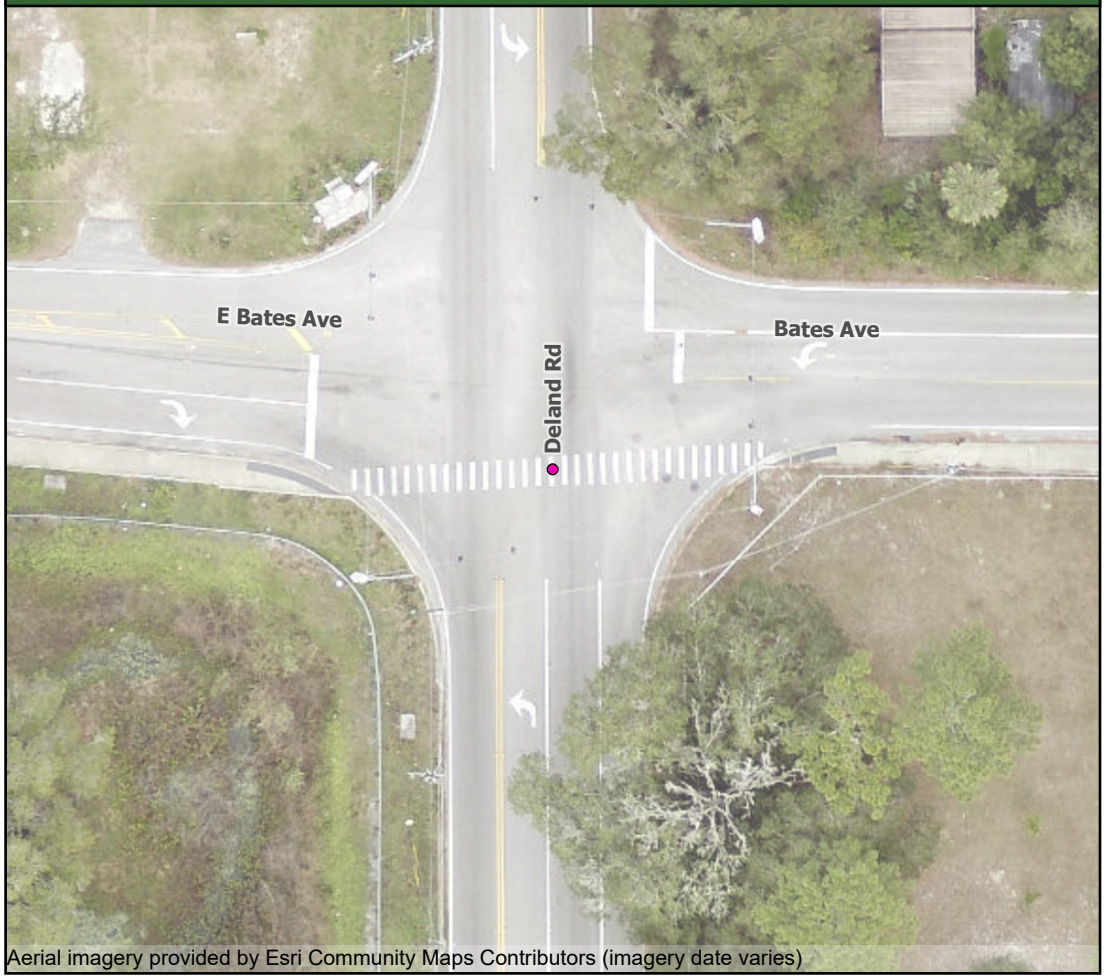
Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County



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Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

Deland Rd & Bates Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	20	19	22	64%
9/11/2025	17	40	25	70%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 67%

Roadway Characteristics

Speed: 25 mph
Number of Lanes: 2
Crossing Type: Semi-Controlled
Crossing Signal: RRFB

Roadway Users

Avg. Daily Traffic: 10,800
Avg. Pedestrians/hour: 20
Avg. Cyclists/hour: 0
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: Vertical Sign - Yield for Ped
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: Yes
Transverse Rumble Strips: Yes
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: No
ADA Ramp: Yes
Median Type: Painted

Lake County

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

E 5th Ave & Tremain St

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/14/2025	20	7	29	48%
9/10/2025	21	14	32	52%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 50%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Semi-Controlled
Crossing Signal: None

Roadway Users

Avg. Daily Traffic: N/A
Avg. Pedestrians/hour: 8
Avg. Cyclists/hour: 20
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped and Bike Crossing Sign + Arrow
Ahead Sign Type: Ped and Bike Crossing Sign + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: Stop Sign

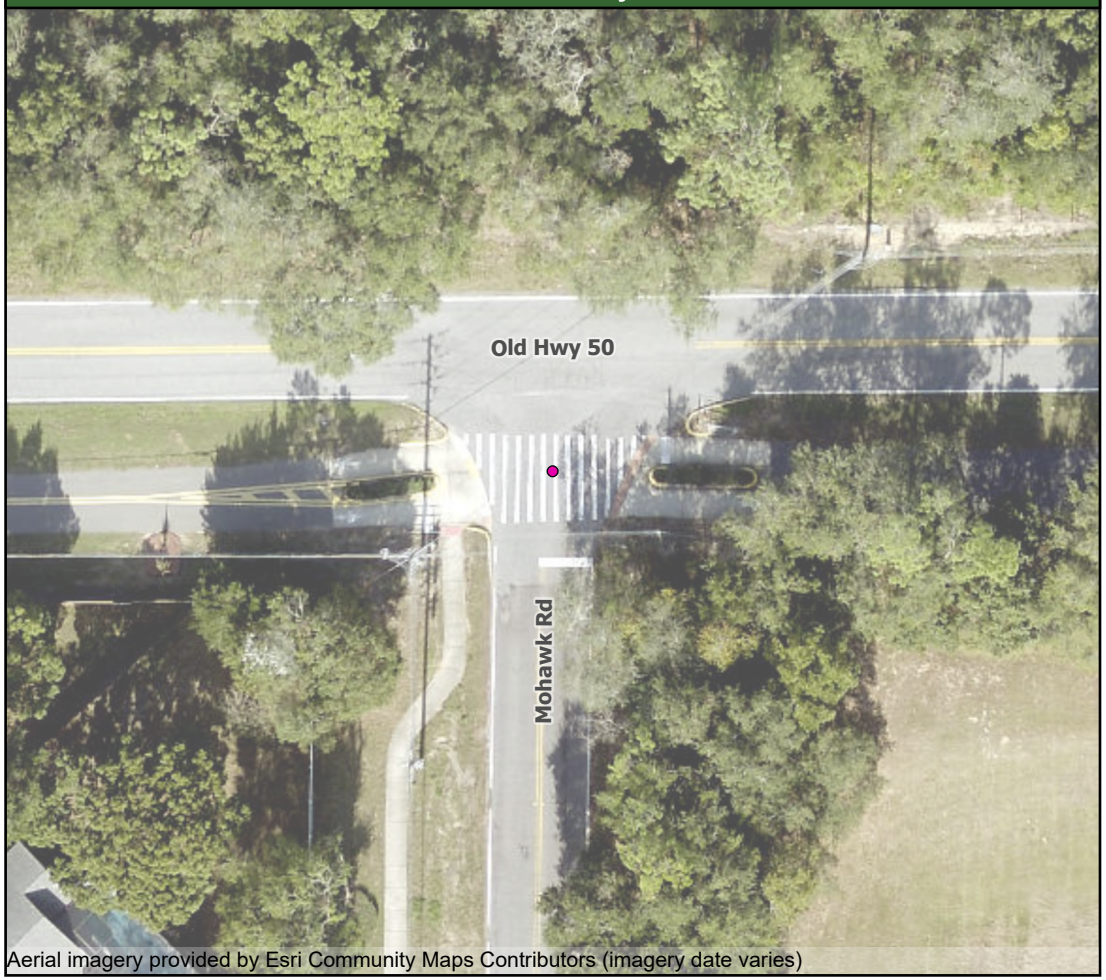
Markings

Yield/Stop Markings: Stop Bar Markings
Ped Crossing Markings: Yes
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County



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Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

Mohawk Rd & Old Hwy 50

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	9	38	56	46%
9/11/2025	15	34	15	77%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 61%

Roadway Characteristics

Speed: 30 mph
Number of Lanes: 2
Crossing Type: Semi-Controlled
Crossing Signal: RRFB

Roadway Users

Avg. Daily Traffic: 12,750
Avg. Pedestrians/hour: 21
Avg. Cyclists/hour: 1
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: Vertical Sign - Stop for Ped
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

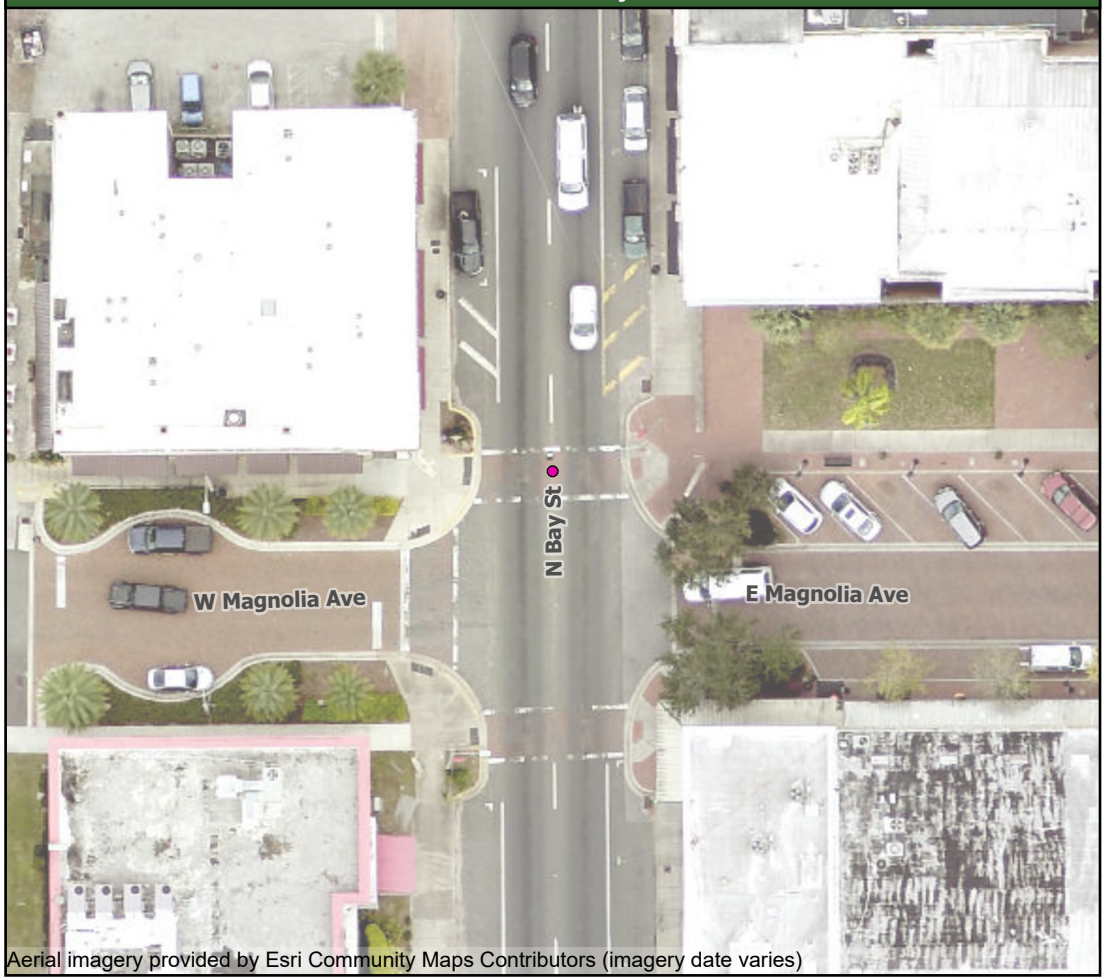
Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: No

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County



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Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

N Bay St & E Magnolia Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/14/2025	8	17	49	34%
9/10/2025	0	19	58	25%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 29%

Roadway Characteristics

Speed: 45 mph
Number of Lanes: 2
Crossing Type: Midblock
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 11,400
Avg. Pedestrians/hour: 8
Avg. Cyclists/hour: 7
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped and Bike Crossing Sign + Arrow
Ahead Sign Type: Ped and Bike Crossing Sign + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: Yes
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

Old Hwy 50 W & N Greater Hills Blvd

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	21	5	139	16%
9/11/2025	11	14	94	21%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 18%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Controlled
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 12,900
Avg. Pedestrians/hour: 15
Avg. Cyclists/hour: 3
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: N/A
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County

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Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

SR-19 & W. Central Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/14/2025	15	13	28	50%
9/10/2025	17	9	14	65%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 57%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Controlled
Crossing Signal: Signalized Intersection

Roadway Users

Avg. Daily Traffic: 17,500
Avg. Pedestrians/hour: 8
Avg. Cyclists/hour: 1
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: N/A
Ahead Sign Type: N/A
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

W Broad St. & N Lake Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Activity Schedule

BFF Program Support in Lake County

Date	Event Type	Event Title or Organization
5/9/2025	BFF Outreach Event	Groveland's 2nd Friday Block Party
5/14/2025	BFF Stakeholder Meeting	Lake County Steering Committee Meeting
8/26/2025	BFF Outreach Event	Old Hwy 50 W & N Greater Hills Blvd Sign Waving - Clermont
9/12/2025	BFF Outreach Event	SR-19 & W. Central Ave Sign Waving – Howey-in-the-Hills

Community Quotes

Capturing Community Conversations

"I use this crosswalk multiple times a day, and hardly anyone stops for me."

"Thank you for being out here, there are too many drivers that don't watch for people on bikes!"

"The traffic here is non-stop, you have to be extra careful while crossing."

"My son was killed in 2022 while trying to cross the street. Thank you for raising awareness for pedestrian safety."

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Eustis Police Department

Operation Best Foot Forward

Date	Location	Warnings	Citations
Wednesday, July 30	Bay St. & E. McDonald Ave.	5	6

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Howey-in-the-Hills Police Department

Operation Best Foot Forward

Date	Location	Warnings	Citations
Tuesday, August 5	SR-19 & W. Central Ave	17	0

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Mount Dora Police Department

Operation Best Foot Forward

Date	Location	Warnings	Citations
Wednesday, April 23	E. 5th Ave & Tremain St.	1	4
Thursday, August 7	E. 5th Ave & Tremain St.	0	6

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q1 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement
Theme: World Day of Remembrance
November 12 - 22

13
Participating Agencies

22
Crosswalk Details

395
Warnings & Citations

49
Media Placements

813K
Est. Media Impressions

$143K
Est. Earned Media Value

Q1 Operation BFF: Program-Wide

Full Enforcement Schedule (November 12 – 22, 2024)

Enforcement Date	Name	Yield Citations	Yield Warnings
Apopka Police Department			
11/14/2024 7:30:00 AM	W. Lester Rd. & Devon Oak Pkwy.	1	6
Daytona Beach Police Department			
11/21/2024 8:00:00 AM	S. Beach St. & Cedar St.	15	10
11/21/2024 10:00:00 AM	S Atlantic Ave midblock, N. of Revilo Blvd	18	6
Daytona Beach Shores Police Department			
11/15/2024 9:00:00 AM	S. Atlantic Ave. & Bellemead Dr.	15	1
Indian Harbour Beach Police Department			
11/22/2024 8:00:00 AM	FL A1A & Atlantic Blvd.	5	6
Kissimmee Police Department			
11/19/2024 8:30:00 AM	W Oak Street & N Emory Ave	10	13
11/19/2024 10:30:00 AM	W Columbia Ave at Central Avenue Elementary School	20	24
Marion County Sheriff's Office			
11/13/2024 7:00:00 AM	SW 62nd Ave. Rd. & SW 103rd Loop	7	9
Oakland Police Department			
11/13/2024 2:00:00 PM	Oakland Ave & S Tubb St	0	16
11/27/2024 2:00:00 PM	Oakland Ave & S Tubb St	0	17
Ocala Police Department			
11/18/2024 8:00:00 AM	NE 8th Ave. & NE 4th St.	12	3
11/18/2024 10:00:00 AM	NW 16th Ave. & NW 12th St.	8	4
Orange County Sheriff's Office			
11/12/2024 8:00:00 AM	Avalon Park E. Blvd. & Auburn Cove Ln. (A)	0	4
11/12/2024 9:00:00 AM	Avalon Park W. & Cygnus Dr.	3	0
Orlando Police Department			
11/15/2024 8:00:00 AM	Millenia Blvd. & Timarron Dr.	2	9

Q1 Operation BFF: Program-Wide

Full Enforcement Schedule (Continued)

Enforcement Date	Name	Yield Citations	Yield Warnings
Seminole County Sheriff's Office			
11/21/2024 8:00:00 AM	Lockwood Blvd. & Carillon Park Dr.	8	8
11/21/2024 10:00:00 AM	Eagle Cir. & Eagle Blvd.	0	15
St. Cloud Police Department			
11/14/2024 8:00:00 AM	10th St. & Mississippi Ave.	13	4
11/14/2024 9:30:00 AM	17th St. & Delaware Ave.	15	1
Volusia County Sheriff's Office			
11/12/2024 8:00:00 AM	W. Highbanks Rd. & Spring to Spring Trail	4	0
11/12/2024 9:00:00 AM	Dirksen Dr. & Mansion Blvd.	46	0
11/14/2024 8:00:00 AM	Ocean Shore Blvd & Tom Renick Park	34	3

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q2 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement
Theme: Crossing Guard Appreciation
February 11 - 21

19
Participating Agencies

25
Crosswalk Details

348
Warnings & Citations

67
Media Placements

589K
Est. Media Impressions

$57K
Est. Earned Media Value

Q2 Operation BFF: Program-Wide

Full Enforcement Schedule (February 11 – 21, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Apopka Police Department			
2/12/25 12:30 PM	Apopka Blvd. & Lakeville Rd.	0	0
Brevard County Sheriff's Office			
2/12/25 2:00 PM	Stadium Pkwy. midblock, S. of Judge Fran Jamieson Way	7	3
2/20/25 1:30 PM	Stadium Pkwy. midblock, S. of Judge Fran Jamieson Way	2	12
Casselberry Police Department			
2/19/25 1:00 PM	Lake Dr. & Park Dr.	3	13
Daytona Beach Shores Police Department			
2/17/25 2:00 PM	3332 South Atlantic Ave. (S. Atlantic & Broad Ave.)	11	0
Flagler County Sheriff's Office			
2/14/25 1:30 PM	Belle Terre Pkwy. & SR 100 (North crosswalk)	0	17
2/14/25 3:30 PM	Bulldog Dr. & SR 100 (North crosswalk)	0	6
Kissimmee Police Department			
2/12/25 2:00 PM	898 N. Hoagland Blvd. at Kissimmee Trail	20	0
Longwood Police Department			
2/18/25 1:00 PM	Dog Track Rd. & (CR 427) Ronald Reagan Blvd.	7	0
Marion County Sheriff's Office			
2/11/25 1:00 PM	2857 SE 95th St Midblock at Santos Trail	5	13
2/12/25 12:00 PM	SE 28th St. & SE 52nd Ave.	10	6
New Smyrna Beach Police Department			
2/17/25 3:00 PM	S. Atlantic Ave. midblock S. of Bahama Dr.	0	0
Oakland Police Department			
2/12/25 7:00 PM	Oakland Ave & S Tubb St	1	12
2/19/25 7:00 PM	Oakland Ave & S Tubb St	2	7

Q2 Operation BFF: Program-Wide

Full Enforcement Schedule (Continued)

Enforcement Date	Name	Yield Citations	Yield Warnings
Ocala Police Department			
2/18/25 2:00 PM	S. Pine Ave. & SW 2nd St.	20	7
Orange County Sheriff's Office			
2/13/25 1:00 PM	3950 N. Forsyth Rd., Midblock at Cady Way Trail	0	0
2/13/25 1:00 PM	N. Dean Rd. & Timber Oaks Ct.	23	3
Osceola County Sheriff's Office			
2/18/25 1:00 PM	Celebration Ave. & Old Blush Rd.	0	14
2/18/25 3:00 PM	Tallahassee Blvd. & Myakka St.	0	21
Palm Bay Police Department			
2/19/25 1:00 PM	Emerson Dr at Pineapple Cove Academy	28	11
Seminole County Sheriff's Office			
2/20/25 1:00 PM	Markham Rd at Lake Markham Rd	1	21
2/20/25 3:00 PM	Plumosa Ave at Lyman Rd	0	11
St. Cloud Police Department			
2/20/25 1:00 PM	Stairway Ln & Michigan Ave	7	2
2/20/25 2:30 PM	17th St. & Delaware Ave.	10	4
Titusville Police Department			
2/11/25 8:00 PM	Palmetto St & S Washington Ave	0	11
2/12/25 8:00 PM	Palmetto St & S Washington Ave	1	15

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q3 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement
Theme: Parks & Trails
April 22 – May 2

20 Participating Agencies	**27** Crosswalk Details	**365** Warnings & Citations
21 Media Placements	**384K** Est. Media Impressions	**$31K** Est. Earned Media Value

Q3 Operation BFF: Program-Wide

Full Enforcement Schedule (April 22 – May 2, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Apopka Police Department			
4/24/25 11:00 AM	E Cleveland St & West Orange Trail	0	0
Cape Canaveral Police Department			
4/23/25 12:30 PM	N. Atlantic Ave. & Southgate Mobile Homes	0	2
Casselberry Police Department			
4/22/25 12:00 PM	Lake Dr. & Park Dr.	14	2
Daytona Beach Police Department			
5/1/25 12:00 PM	S. Beach St. & Cedar St.	22	2
Flagler Beach Police Department			
5/2/25 4:00 PM	S. Ocean Shore Blvd. at Gamble Rogers State Park	0	18
Flagler County Sheriff's Office			
5/2/25 12:00 PM	Town Center Blvd. & Royal Palms Pkwy.	0	6
Indian Harbour Beach Police Department			
5/2/25 5:30 PM	FL A1A & Atlantic Blvd.	11	4
Lakeland Police Department			
4/23/25 12:00 PM	W 4th St & MLK Jr Ave	17	7
Marion County Sheriff's Office			
4/22/25 11:00 AM	SW 62nd Ave. Rd. & SW 103rd Loop	0	6
Mount Dora Police Department			
4/23/25 7:00 PM	E 5th Ave & Tremain St	4	1
Oakland Police Department			
4/23/25 6:00 PM	W Colonial Dr & S Tubb St	0	9
4/30/25 6:00 PM	W Colonial Dr & S Tubb St	0	9

Q3 Operation BFF: Program-Wide

Full Enforcement Schedule (April 22 – May 2, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Orange County Sheriff's Office			
5/1/25 12:00 PM	S. Apopka Vineland Rd. & 1st St.	16	4
Orlando Police Department			
4/30/25 12:00 PM	E. Michigan St. & Cayman Way	7	8
Osceola County Sheriff's Office			
4/29/25 12:00 PM	Country Club Rd. & Cypress Dr.	2	4
4/29/25 2:00 PM	Towne Center Dr & S Doverplum Ave	0	10
Palm Bay Police Department			
4/29/25 12:00 PM	Port Malabar Blvd NE at Veterans Memorial Park	37	0
Ponce Inlet Police Department			
4/22/25 1:00 PM	S Atlantic Ave & Harbour Village Blvd	2	4
Seminole County Sheriff's Office			
4/25/25 12:00 PM	Greenwood Blvd. & Buttonwood Dr.	0	16
4/25/25 2:00 PM	Markham Rd at Lake Markham Rd	1	12
St. Cloud Police Department			
4/24/25 12:00 PM	Stairway Ln & Michigan Ave	1	4
4/24/25 1:30 PM	Old Canoe Creek & 5th Street.	2	14
Volusia County Sheriff's Office			
4/22/25 12:00 PM	Dirksen Dr. & Mansion Blvd.	37	8
4/29/25 12:00 PM	Ocean Shore Blvd & Tom Renick Park	16	4

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q4 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement
Theme: Back to School
July 29 – August 8

27
Participating Agencies

40
Crosswalk Details

594
Warnings & Citations

71
Media Placements

1M
Est. Media Impressions

$116K
Est. Earned Media Value

Bike/Walk Central Florida

Q4 Operation BFF: Program-Wide

Full Enforcement Schedule (July 29 – August 8, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Apopka Police Department			
7/29/25 11:30 AM	Jason Dwelley Pkwy. & Brush Dr.	4	5
Bartow Police Department			
8/6/25 12:00 PM	Schumate Dr & E Clower St	0	0
Brevard County Sheriff's Office			
8/5/25 1:00 PM	Stadium Pkwy. midblock, S. of Judge Fran Jamieson Way	6	14
Bunnell Police Department			
8/1/25 1:00 PM	SR 100 & Pine St.	0	30
8/1/25 3:00 PM	W Moody Blvd. & Main St.	1	2
8/4/25 1:00 PM	SR 100 & Pine St.	1	28
Cape Canaveral Police Department			
8/6/25 12:00 PM	N. Atlantic Ave. & Southgate Mobile Homes	2	8
Casselberry Police Department			
7/29/25 12:00 PM	Lake Dr. & Park Dr.	8	1
Daytona Beach Police Department			
8/5/25 12:00 PM	S. Beach St. & Cedar St.	10	9
Eustis Police Department			
7/30/25 1:00 PM	N Bay St & E Magnolia Ave	6	5
Flagler County Sheriff's Office			
8/7/25 2:00 PM	Town Center Blvd. & Royal Palms Pkwy.	0	1
8/7/25 3:30 PM	Bird of Paradise Dr. & Matanzas Woods Pkwy.	0	1
Howey-in-the-Hills Police Department			
8/5/25 12:00 PM	SR-19 & N. Central Ave	0	17
Indian Harbour Beach Police Department			
8/5/25 2:00 PM	FL A1A & Atlantic Blvd.	4	7
Kissimmee Police Department			
8/7/25 1:00 PM	W Columbia Ave at Central Avenue Elementary School	10	24
Longwood Police Department			
8/5/25 12:00 PM	Dog Track Rd. & (CR 427) Ronald Reagan Blvd.	7	3

Q4 Operation BFF: Program-Wide

Full Enforcement Schedule (July 29 – August 8, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Marion County Sheriff's Office			
7/29/25 11:30 AM	SE 28th St. and SE 52nd Ave.	6	8
8/5/25 12:00 PM	2857 SE 95th St Midblock at Santos Trail	7	4
Mount Dora Police Department			
7/29/25 8:30 PM	E 5th Ave & Tremain St	6	0
Oakland Police Department			
7/30/25 12:00 PM	501 E. Oakland Ave. at Oakland Charter School	0	26
8/6/25 12:00 PM	501 E. Oakland Ave. at Oakland Charter School	1	27
Orange County Sheriff's Office			
8/6/25 11:45 AM	N. Dean Rd. & Timber Oaks Ct.	17	9
Orlando Police Department			
8/5/25 12:00 PM	E. Michigan St. & Cayman Way	3	7
Osceola County Sheriff's Office			
8/5/25 12:00 PM	Celebration Pl & Celebration Pl. (Disney HQ)	1	4
8/5/25 2:00 PM	Celebration Ave. & Old Blush Rd.	1	2
Palm Bay Police Department			
7/31/25 12:00 PM	Port Malabar Blvd NE at Veterans Memorial Park	37	1
Seminole County Sheriff's Office			
8/4/25 12:00 PM	Bear Lake Rd. & McNeil Rd.	1	4
8/4/25 2:00 PM	Greenwood Blvd. & Buttonwood Dr.	5	17
St. Cloud Police Department			
8/7/25 12:00 PM	Stairway Ln & Michigan Ave	8	2
8/7/25 1:30 PM	Old Canoe Creek & 5th Street.	6	2
Titusville Police Department			
8/4/25 7:00 PM	Palmetto St & S Washington Ave	0	24
8/5/25 7:00 PM	Palmetto St & S Washington Ave	2	26
Volusia County Sheriff's Office			
7/29/25 12:00 PM	Ocean Shore Blvd & Tom Renick Park	4	0
Winter Haven Police Department			
7/31/25 12:00 PM	Ave. M NW & Unity Way NW	6	20

SUPPORTING DOCUMENTS

Full Media Report

Bike/Walk Central Florida

Best Foot Forward for pedestrian safety

Social Media Performance

October 2024 - September 2025

84,384 IMPRESSIONS	**1,564** REACTIONS	**393** SHARES	**5,827** TOTAL ENGAGEMENTS
16,087 VIDEO VIEWS	**185** AVERAGE REACH/POST	**2,808** TOTAL POST CLICKS	**193** COMMENTS

Best Foot Forward
Fri 2/21/2025 1:49 pm EST

This week, Operation Best Foot Forward partnered with law enforcement agencies in Flagler, Volusia, Marion,...

Total Engagements	835
Reactions	122
Comments	8
Shares	5
Post Link Clicks	6
Other Post Clicks	694

Best Foot Forward
Thu 4/24/2025 3:40 pm EDT

This week, we officially kicked off Operat Best Foot Forward across Central Florida! Our team joined forces with law enforcem

Total Engagements	495
Reactions	56
Comments	4
Shares	6
Post Link Clicks	3
Other Post Clicks	426

Best Foot Forward
Mon 4/21/2025 10:38 am EDT

Starting tomorrow, from April 22 to May 2, law enforcement will be out across 9 Central Florida counties conducting...

Total Engagements	149
Reactions	41
Comments	9
Shares	7
Post Link Clicks	—
Other Post Clicks	92

Best Foot Forward
Wed 2/26/2025 4:19 pm EST

Last week, we wrapped up Operation Best Foot Forward with law enforcement officers from Seminole, Orange, Osceo...

Total Engagements	141
Reactions	22
Comments	0
Shares	3
Post Link Clicks	—
Other Post Clicks	116

Website Articles

October 2024 – September 2025

Date	Article (iYield4Peds.org)
11/26/24	Operation Best Foot Forward Promotes Pedestrian Safety Awareness in Memory of Road Traffic Victims
1/15/25	Best Foot Forward Launches in Flagler, Lake, & Polk Counties
1/22/25	Advocating for Safer Crosswalks: Updates from SR A1A in Indian Harbour Beach
3/6/25	Operation Best Foot Forward Reminds Drivers to Yield to Pedestrians Near Schools
3/18/25	Best Foot Forward Launches in Flagler County
3/31/25	Lake and Polk Counties Select Crosswalks for 2025 Driver Yield Rate Study

Advocating for Safer Crosswalks: Updates from SR A1A in Indian Harbour Beach

January 22, 2025 Brevard County

In 2024, the Best Foot Forward (BFF) program celebrated a major milestone in pedestrian safety advocacy: the announcement of full signalization with traffic lights at SR A1A and Atlantic Boulevard in Indian Harbour Beach. This transformational improvement highlights the power of data-driven advocacy and collaboration to enhance safety and protect vulnerable road users.

Lake and Polk Counties Select Crosswalks for 2025 Driver Yield Rate Study

March 31, 2025 Evaluation, Lake County, Polk County

As part of FDOT's Target Zero initiative, Polk and Lake Counties have each recently selected eight initial crosswalks for the Best Foot Forward program to monitor in their respective counties throughout 2025. This sample of crosswalk locations were identified by local officials in engineering, enforcement, education, and public safety across multiple municipalities within each county.

Website Articles

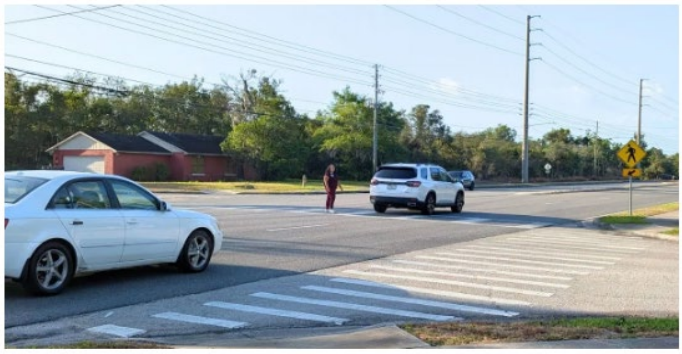
October 2024 – September 2025

Date	Article (iYield4Peds.org)
5/7/25	Operation Best Foot Forward Targets Parks and Trails to Keep Central Florida Families Safer
6/12/25	Best Foot Forward Officially Launches in Polk County, Advancing Pedestrian Safety Across Central Florida
7/24/25	Lake County Takes a Stand for Pedestrian Safety
8/12/25	Crosswalk Enforcement Back in Action as Students Return to School

Lake County Takes a Stand for Pedestrian Safety

July 24, 2025 Lake County

Lake County is the latest Central Florida community to join the Best Foot Forward (BFF) Pedestrian Safety Coalition, formalizing its commitment to safer, more walkable streets for everyone who walks, bikes, or rolls.



Operation Best Foot Forward Targets Parks and Trails to Keep Central Florida Families Safer

May 7, 2025

Brevard County, Enforcement, Flagler County, Marion County, Orange County, Osceola County, Polk County, Seminole County, Volusia County

From scooters and skateboards to strollers and training wheels, Central Florida's parks and trails are filled with people looking to enjoy the outdoors. But for too many families, a trip to the park comes with a hidden risk: drivers failing to yield at nearby crosswalks.

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
11/12/24	WFTV - ABC	Operation Best Foot Forward	0:18 *(Aired 2x)*
11/12/24	Central Florida's TV 27	Operation Best Foot Forward	0:22 *(Aired 4x)*
11/12/24	WOGX (FOX)	Best Foot Forward: Honoring a fallen OCSO deputy	Digital
11/12/24	WOGX (FOX)	"Best Foot Forward" Honors Fallen Deputy Norm Lewis	1:17 *(Aired 2x)*
11/12/24	WOFL-ORD (FOX)	"Best Foot Forward" Honors Fallen Deputy Norm Lewis	1:17 *(Aired 2x)*
11/12/24	WKMG-ORD (CBS)	Ceremony Honors Memory of Orange County Deputy	1:07 *(Aired 2x)*
11/12/24	Telemundo 49	Un evento a la campana que tiene como objectivo ofrecerle consejos de seguridad a los peatones y ciclistas	0:50
11/12/24	WFTV-ABC	Street Dedication for Fallen Deputy Norman Lewis	0:12
11/12/24	Central Florida's TV 27	Street Dedication for Fallen Deputy Norman Lewis	0:12
11/12/24	WFTV-ABC	Operation Best Foot Forward Beginning in Central Florida	0:46
11/12/24	Central Florida's TV 27	Operation Best Foot Forward Kicks Off in Central Florida	0:50
11/13/24	Central Florida News 13	Operation "Best Foot Forward" Focuses on Crosswalks	0:42 *(Aired 7x)*
11/13/24	Central Florida News 13	Operation Best Foot Forward is Now Underway	0:14 *(Aired 5x)*
11/19/24	WOGX (FOX)	Operation Best Foot Forward: A High-Visibility Crosswalk Enforcement Operation	3:31
11/19/24	WOFL-ORD (FOX)	Operation Best Foot Forward: A High-Visibility Crosswalk Enforcement Operation	3:30
11/19/24	WOFL-ORD (FOX)	Kissimmee Police Officers Reminding Drivers to Stop for Pedestrians	5:38
11/19/24	WFTV-ORD (ABC)	Kissimmee PD Partnering with Best Foot Forward	2:04

Links provided where available

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
11/19/24	Positively Osceola	Kissimmee Police and Best Foot Forward Launch Safety Operation Today to Protect Pedestrians and Cyclists	Digital
11/19/24	WFTV-ORD (ABC)	Officers and Deputies Participating in Operation Best Foot Forward this Week	0:26
11/19/24	Central Florida's TV 27	Kissimmee PD Partnering with Best Foot Forward	1:55
11/19/24	Central Florida's TV 27	Operation Best Foot Forward Continuing Through Friday across Central Florida	0:18
11/19/24	WFTV-ORD (ABC)	Several Drivers Pulled Over for not Yielding to Pedestrians	1:50
11/19/24	WOGX (FOX)	Driver Nearly Hits an Undercover Officer in the Crosswalk During Kissimmee Enforcement	1:53
11/19/24	WOFL-ORD (FOX)	Driver Nearly Hits an Undercover Officer in the Crosswalk During Kissimmee Enforcement	1:54
11/19/24	WOGX (FOX)	Cracking Down on Drivers Near Crosswalks in Kissimmee	1:27
11/20/24	WFTV-ORD (ABC)	Pedestrian Safety Campaign in Central Florida	0:20
11/20/24	Central Florida's TV 27	Pedestrian Safety Campaign in Central Florida	0:21
11/20/24	WFTV-ORD (ABC)	Pedestrian Safety Campaign in Central Florida (Elisha Interview)	0:35
11/20/24	Central Florida's TV 27	Pedestrian Safety Campaign in Central Florida (Elisha Interview)	0:36 *(Aired 3x)*
2/7/25	Ocala Gazette	'Best Foot Forward' pedestrian safety event to commence next week | Ocala Gazette	Digital
2/9/25	Central Florida News 13	Operation Best Foot Forward beginning Tuesday	0:26 *(Aired 22x)*
2/9/25	Flagler News Weekly	Volusia-Flagler TPO: Operation Best Foot Forward Update - Flagler News Weekly	Digital
2/11/25	WFTV-ORD (ABC)	Two Week Campaign, Operation Best Foot Forward, Happening Across 7 Counties	0:36 *(Aired 2x)*
2/11/25	Central Florida's TV 27	Two Week Campaign, Operation Best Foot Forward, Happening Across 7 Counties	0:37 *(Aired 2x)*

Links provided where available

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
2/11/25	WKMG-ORD (CBS)	Operation Best Foot Forward Emphasizing Florida Yield Law	0:28 *(Aired 2x)*
2/11/25	90.7 WMFE	Quarterly Safety Enforcement Kicking off at Crosswalks Near School Zones	0:57 (Aired 3x)
2/11/25	Central Florida's TV 27	Operation Best Foot Forward Targeting Crosswalks Near Schools	0:32 *(Aired 2x)*
2/11/25	90.7 WMFE	Florida Ranked Third In Child Pedestrian Deaths	0:43
2/11/25	Central Florida News 13	Operation Best Foot Forward Reminding Drivers to Stop for Pedestrians in Crosswalks	0:26 *(Aired 4x)*
2/11/25	WFTV-ORD (ABC)	Law Enforcement Teaming Up with Operation Best Foot Forward	0:26
2/11/25	Central Florida News 13	Campaign Aimed at Reminding Drivers to Stop for People at the Crosswalk	0:26 *(Aired 6x)*
2/11/25	Central Florida's TV 27	Law Enforcement Teaming Up with Operation Best Foot Forward	0:27
2/11/25	Citybiz	Operation Best Foot Forward Begins February 11 to Make Crossing the Street Safer for Students and School Crossing Guards | citybiz	Digital
2/13/25	WKMG-ORD (CBS)	Operation Best Foot Forward Kissimmee Live Interviews	3:14 *(Aired 2x)*
2/13/25	WKMG-ORD (CBS)	The Law is Clear: Drivers Must Stop for Pedestrians in the Crosswalks	0:33
2/13/25	Central Florida Public Media	Central Florida kicks off initiative to increase pedestrian safety	Digital
2/13/25	WKMG	Operation Best Foot Forward: Breakfast With Bridgett	Digital
2/13/25	Palm Coast Connect	Operation Best Foot Forward | Palm Coast Connect	Digital
2/13/25	Hoodline	Operation Best Foot Forward: Central Florida Cracks Down on Drivers	Digital
3/3/25	Central Florida News 13	Kissimmee Trail Crossing Needs to Be Safer, Father Says	1:34 *(Aired 7x)*
3/6/25	Central Florida News 13	Kissimmee Trail Crossing Needs to Be Safer, Father Says	Digital

Links provided where available

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
4/22/25	WFTV-ORD (ABC)	Operation Best Foot Forward: A Warning from Local Law Enforcement	0:29
4/22/25	Central Florida's TV 27	Operation Best Foot Forward: A Warning from Local Law Enforcement	0:30
4/22/25	WCJB TV 20	Safety Initiative Kicking Off in Marion County	1:06
4/22/25	WCJB TV 20	Sheriff's Office Partnering with Local Non-Profit for Operation Best Foot Forward	0:48 *(Aired 2x)*
4/22/25	WESH-ORD (NBC)	Operation Best Foot Forward Encouraging Drivers to Stop for Pedestrians	1:18
4/22/25	WFTV-ORD (ABC)	Operation Best Foot Forward: A Warning from Local Law Enforcement	0:28 *(Aired 4x)*
4/22/25	Central Florida's TV 27	Operation Best Foot Forward: A Warning from Local Law Enforcement	0:30 *(Aired 6x)*
4/22/25	WFTV-ORD (ABC)	Operation Best Foot Forward Aims to Reduce Pedestrian Crashes	0:34
4/25/25	WFTV-ORD (ABC)	Operation Best Foot Forward is Now Underway	0:06 *(Aired 2x)*
4/25/25	WFTV-ORD (ABC)	Several Drivers Pulled Over for Not Stopping for Pedestrians	1:24
4/25/25	WFTV-ORD (ABC)	Deputies Closely Monitoring Driver Behavior at Crosswalks	0:20
4/25/25	Central Florida's TV 27	Several Drivers Pulled Over for Not Stopping for Pedestrians	1:29
4/25/25	Central Florida's TV 27	Deputies Closely Monitoring Driver Behavior at Crosswalks	0:20
7/21/25	Central Florida's TV 27	Volusia County Sheriff's Office Teaming Up with Bike/Walk Central Florida	0:20
7/22/25	WFTV-ORD (ABC)	Volusia County Sheriff's Office Teaming Up with Bike/Walk Central Florida	0:24 *(Aired 3x)*
7/22/25	Central Florida's TV 27	Volusia County Sheriff's Office Teaming Up with Bike/Walk Central Florida	0:25 *(Aired 4x)*
7/23/25	The Space Coast Rocket	Pedestrian Safety in Focus as Operation Best Foot Forward Returns for Back-to-School Season Starting July 29 - The Space Coast Rocket	Digital
7/27/25	WESH-ORD (NBC)	Operation Best Foot Forward Keeping Students and Families Safe	0:31

Links provided where available

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
7/28/25	WESH-ORD (NBC)	Operation Best Foot Forward Teams Up with Local Law Enforcement Ahead of School Year	0:27
7/28/25	CW18 WKCF	Operation Best Foot Forward Teams Up with Local Law Enforcement Ahead of School Year	0:27
7/28/25	WESH-ORD (NBC)	Operation Best Foot Forward Returns to Protect Pedestrians	0:30 *(Aired 2x)*
7/28/25	CW18 WKCF	Operation Best Foot Forward Returns to Protect Pedestrians	0:29 *(Aired 2x)*
7/28/25	CW18 WKCF	Keeping Pedestrians Safe as Part of Operation Best Foot Forward	0:23 *(Aired 3x)*
7/28/25	The Apopka Chief	Campaign to raise awareness of crosswalk safety between driver, pedestrians	Digital
7/28/25	Daily Commercial	Watch out for pedestrians or get a ticket during Best Foot Forward campaign	Digital
7/29/25	Flagler News Weekly	Pedestrian Safety in Focus as Operation Best Foot Forward Returns for Back-to-School Season Starting July 29	Digital
7/29/25	WESH-ORD (NBC)	Operation Best Foot Forward: Central Florida launches pedestrian safety campaign	Digital
7/29/25	WKMG-ORD (CBS)	Law enforcement across Central Florida cracks down on pedestrian safety ahead of school year	Digital
7/29/25	WESH-ORD (NBC)	Operation Best Foot Forward Reminding Drivers to Stop for Pedestrians	1:23
7/29/25	CW18 WKCF	Operation Best Foot Forward Reminding Drivers to Stop for Pedestrians	1:22
7/29/25	WKMG-ORD(CBS)	Crosswalk Crackdown in Central Florida	0:23
7/29/25	WESH-ORD (NBC)	Operation Best Foot Forward Reminding Drivers to Stop for Pedestrians	1:21
7/29/25	CW18 WKCF	Operation Best Foot Forward Reminding Drivers to Stop for Pedestrians	1:28 *(Aired 2x)*
7/29/25	WFLA	Best Foot Forward Focusing on Keeping Students Safe While Walking to School	0:29
7/29/25	WKMG-ORD(CBS)	Crosswalk Safety Reminders During Operation Best Foot Forward	1:24

Links provided where available

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
7/30/25	CityBiz	Pedestrian Safety in Focus as Operation Best Foot Forward Returns for Back-to-School Season Starting July 29	Digital
7/31/25	FOX Local	Pedestrian Safety Campaign Ahead of School Year	2:10
7/31/25	WOFL-ORD (FOX)	Crosswalk Safety Ahead of School Year	1:21
7/31/25	WOFL-ORD (FOX)	Winter Haven police issue warnings, citations during crosswalk enforcement operation	Digital
7/31/25	WOFL-ORD (FOX)	https://www.fox13news.com/news/florida-leads-nation-pedestrian-deaths-leading-police-crackdown-thursday	Digital
8/1/25	WOFL-ORD (FOX)	Crosswalk Safety Ahead of School Year	1:18
8/5/25	WFTV-ORD (ABC)	Pedestrian Safety Before School Starts	0:19 *(Aired 4x)*
8/5/25	Central Florida's TV27	Pedestrian Safety Before School Starts	0:21 *(Aired 6x)*
8/5/25	WFTV-ORD (ABC)	Operation Best Foot Forward kicks off today across nine Central Florida counties	Digital
8/6/25	WFLA	Bartow Police Department Participating in Operation Best Foot Forward	0:22
8/6/25	WFLA	Operation Best Foot Forward Happening Today	0:20
8/6/25	WFLA	Bartow Police Department Participating in Operation Best Foot Forward	0:21
8/7/25	WOGX FOX 51	Local Law Enforcement Teaming Up During Operation Best Foot Forward	0:10
8/7/25	WOFL-ORD (FOX)	Local Law Enforcement Teaming Up During Operation Best Foot Forward	0:08 *(Aired 2x)*
8/7/25	WOGX (FOX)	Local Law Enforcement Teaming Up During Operation Best Foot Forward	0:15
8/7/25	WOGX (FOX)	Operation Best Foot Forward: Drivers Watch for Pedestrians	2:33
8/7/25	WOFL-ORD (FOX)	Operation Best Foot Forward: Drivers Watch for Pedestrians	2:37 *(Aired 2x)*

Links provided where available

Media Coverage

Operation BFF Media Placements

Date	Outlet	Coverage/Story	Duration
8/7/25	WOFL-ORD (FOX)	Law Enforcement Making Sure Drivers Stop for Pedestrians in the Crosswalk	4:29
8/7/25	Real Radio 104	Operation Best Foot Forward Taking Place at Crosswalks	4:12
8/7/25	WOGX (FOX)	Speeding Concerns Grow as Students Head Back to School	1:47
8/7/25	WOFL-ORD (FOX)	Officers Around Central Florida Conduct Crosswalk Tests	0:38
8/10/25	WOFL-ORD (FOX)	Speeding Concerns Grow as Students Head Back to School	1:02 *(Aired 2x)*
8/10/25	WOGX (FOX)	Speeding Concerns Grow as Students Head Back to School	1:00 *(Aired 2x)*

Links provided where available

SUPPORTING DOCUMENTS

Steering Committee Meeting Recap

Lake County

Bike/Walk Central Florida

Best Foot Forward for pedestrian safety

BFF Steering Committee Meeting: Lake County

Wednesday, May 14th, 2025

09:00 – 10:00 AM

Best Foot Forward
for pedestrian safety

Attendance

Vince Dyer, BWCF
Jenna Mousseau, BWCF
Rafael Burgos, BWCF
Emily Bush, BWCF
Sharon Lewis, Lake County Govt
Ryan Dongalo, Lake County Govt
Seth Lynch, Lake County Govt
Bill Hearndon, Lake County Govt
Bill Hearndon, Lake County Govt
Daniel Millan, City of Eustis
TJ Fish, City of Groveland
Brianna Pino, Town of Howey-in-the-Hills
Peyten Maki, FDOT District 5
Jim Maiworm, City of Clermont
Jim O'Neil, Lake County Schools

Meeting Summary

Program Updates

Vince introduced the Best Foot Forward program and shared updates on pedestrian safety efforts in Central Florida. He explained the process of collecting data at crosswalks to assess safety and mentioned that funding for this year and next year is covered by FDOT's grant. Vince encouraged partners to reach out if they desire additional crosswalks beyond their current assignments.

Jenna introduced the crosswalk characteristics field guide, designed to assist the data collection team in identifying various signage and compliance elements at crosswalks. Rafael highlighted the benefits of the new digital data collection process, which enables immediate access to evaluation results and streamlines data entry compared to the previous paper method.

Vince discussed recent updates to state statute cards aimed at improving pedestrian safety enforcement, including the addition of pedestrian statutes and the stopping distance for 20mph roadways. He noted that these materials are distributed to law enforcement officers to aid in their enforcement efforts. Vince also mentioned the importance of consistent data collection across the nine counties involved in the Operation Best Foot Forward initiative.

Crosswalk Data and Operation Best Foot Forward

Vince Dyer presented data on crosswalk yield rates, indicating that any rate of 33% or below is considered low and 66% and above is high. He pointed out Deland Road and Bates Avenue as particularly problematic due to a high speed limit and its designation as a school crossing. Additionally, he mentioned that State Road 19 and N. Central Avenue in Howey-in-the-Hills has a low yielding rate. Vince pointed out only one crosswalk approaching the high yielding mark, E. 5th Avenue & N. Tremaine Street in Mount Dora with a 64% driver yield rate, while the W. Broad Street & N. Lake Avenue crosswalk in Groveland has only a 50% driver yield rate despite being signalized.

Vince discussed pedestrian and bicyclist activity at crosswalks in Lake County, identifying key locations where people are likely to cross. Jenna reported on the success of a recent enforcement operation in Mount Dora, where most drivers yielded to pedestrians. She also noted concerns about traffic congestion affecting safety at this crosswalk location. Vince then highlighted the enforcement recap blog post on the Best Foot Forward website and announced the next enforcement event focused on back-to-school safety.

Outreach Updates

Jenna discussed a recent outreach event in Groveland, which was cut short due to rain. She also emphasized the effectiveness of sign-waving events in promoting pedestrian safety. Jenna asked partners for any community event suggestions to be emailed to her.

Partner Updates

BWCF Executive Director Emily Bush thanked participants for their involvement in the Best Foot Forward program and mentioned plans to enhance crosswalk monitoring in the upcoming year. She invited discussions on additional projects related to walking and biking safety, emphasizing the importance of these conversations during the budget season.

Vince discussed returning for the next CTST meeting to review the crosswalk data and highlighted the upcoming enforcement operation in July. Each of the meeting attendees introduced themselves, and there were no partner updates at this time. Participants were invited to suggest additional locations or community events for future discussions.

Action Items

- Vince Dyer will provide information about the various funding options for crosswalk monitoring to interested partners.
- Vince Dyer will keep partners updated on the upcoming enforcement scheduled for July 29th through August 10th.
- Jenna Mousseau will collect community event suggestions from partners for outreach activities.
- Vince Dyer will follow up with partners regarding the selection of new crosswalks or continuation of existing ones in September.

Next Meeting: In-Person Crosswalk Workshop

August 2025, Location TBD

SUPPORTING DOCUMENTS

Driver Yield Rate Summary

Lake County

Bike/Walk Central Florida

Best Foot Forward for pedestrian safety

Best Foot Forward Crosswalks Summary

ID	Status	Partner	Law Enf. Partner	Name	District	Lanes	Speed	2024 DYR	2025 DYR
415	Active	Lake County	Clermont PD	**Old Hwy 50 W & N Greater Hills Blvd**	D2 LC	2	45		**34%**
416	Active	Lake County	Eustis PD	**N Bay St & E Magnolia Ave**	D4 LC	2	30		**46%**
417	Active	Lake County	Groveland PD	**W Broad St. & N Lake Ave**	D1 LC	2	35		**50%**
418	Active	Lake County	Howey-in-the-Hills PD	**SR-19 & W. Central Ave**	D3 LC	2	35		**16%**
419	Active	Lake County	Lake County Sheriff	**Deland Rd & Bates Ave**	D4 LC	4	50		**19%**
420	Active	Lake County	Lake County Sheriff	**County Rd 455 & S Lake Trail**	D2 LC	2	35		**41%**
421	Active	Lake County	Lake County Sheriff	**Mohawk Rd & Old Hwy 50**	D2 LC	2	35		**48%**
422	Active	Lake County	Mount Dora PD	**E 5th Ave & Tremain St**	D4 LC	2	25		**64%**

Best Foot Forward
for pedestrian safety

Best Foot Forward
FY 24-25 Annual Report

October 1, 2024 – September 30, 2025

LAKE COUNTY, FL
REAL FLORIDA · REAL CLOSE

Lake-Sumter MPO
Metropolitan Planning Organization

Bike/Walk Central Florida

Best Foot Forward
for pedestrian safety

Fiscal Year 24-25: Annual Report
Lake County

Lake County at a Glance

October 2024 – September 2025

Engineering & Evaluation

8
Crosswalks Evaluated

16
Collection Sessions

640
Staged Crossings

Education & Outreach

3
Outreach Events

1,027
People Reached

6
Resources Distributed

High-Visibility Enforcement

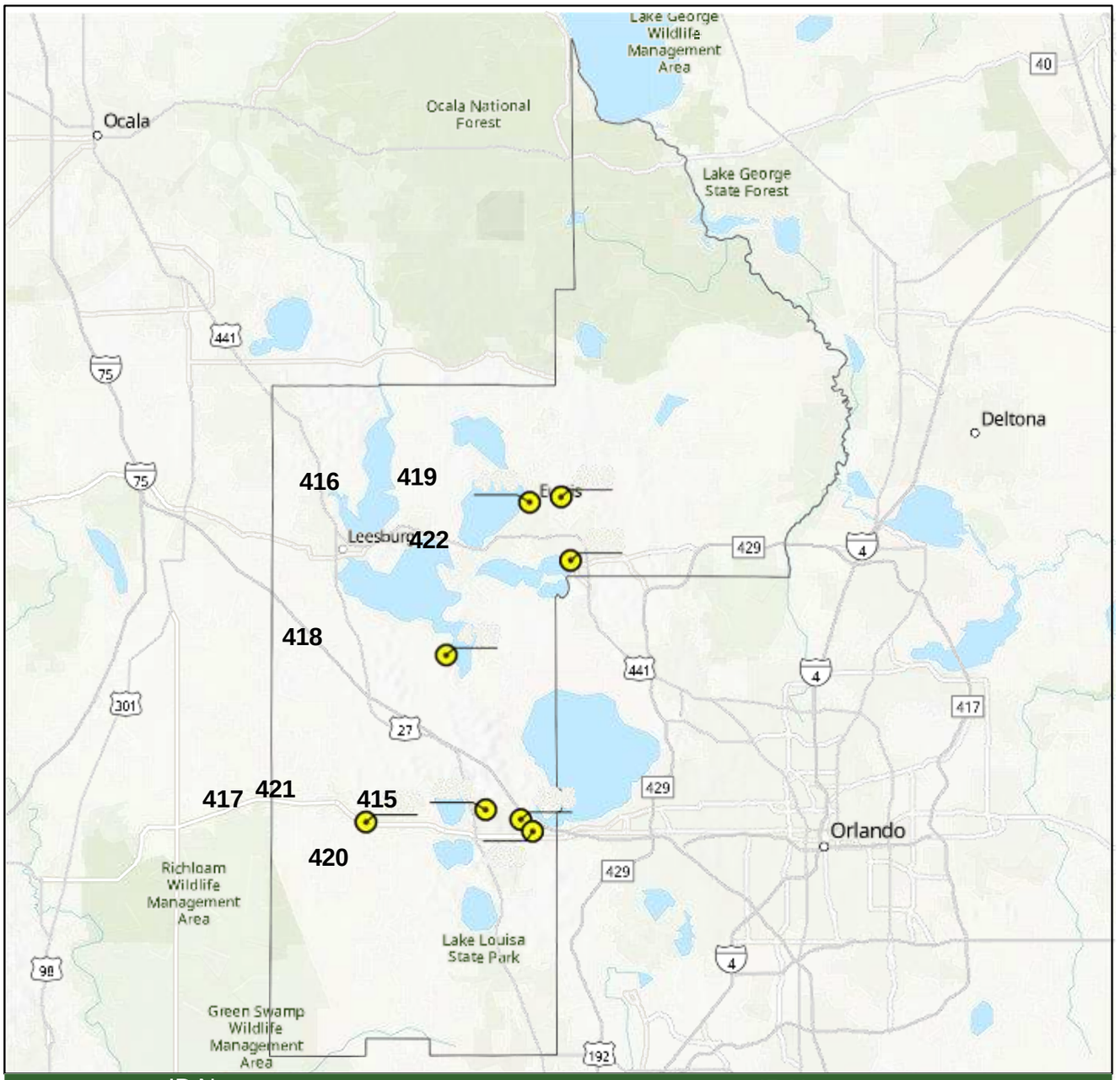
2
Regional Operations

4
Crosswalk Enforcements

39
Warnings & Citations

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety



ID Name	ID Name
415 Old Hwy 50 W & N Greater Hills Blvd	419 Deland Rd & Bates Ave
416 N Bay St & E Magnolia Ave	420 County Rd 455 & S Lake Trail
417 W Broad St. & N. Lake Ave	421 Mohawk Rd & Old Hwy 50
418 SR-19 & W. Central Ave	422 E 5th Ave & Tremain St.

Bike/Walk Central Florida

Crosswalk Spotlight

Evaluating the Effect of Engineering & Enforcement

Howey in the Hills: SR-19 & W. Central Ave.

This crosswalk started with a baseline driver yield rate of **16%.** Enforcement in August 2025 led to **17** warnings and citations for failure to yield to pedestrians, contributing to a slightly improved driver yield rate of **21%** after September's data collection. Additional monitoring will be necessary to determine if the yield rate remains at percentage.

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	21	5	139	16%
9/11/2025	11	14	94	21%

Lake County

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 18%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Controlled
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 12,900
Avg. Pedestrians/hour: 15
Avg. Cyclists/hour: 3
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: N/A
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Best Foot Forward for pedestrian safety
Program administered by Bike/Walk Central Florida

SR-19 & W. Central Ave

Crosswalk Characteristics and Driver Yield Rate Summary

1

0 50 ft

2025-09-24

B

SR-19 & W. Central Ave.

Town of Howey-in-the-Hills

Best Foot Forward
for pedestrian safety

Crosswalk Observations:

- Low percentage of drivers (<33%) yield to pedestrians at this crosswalk
- Drivers observed speeding, with the maximum speed recorded on pocket radar was 50MPH (in a 35MPH zone)
- Street parking northbound tends to block pedestrian visibility
- There is street lighting near the crosswalk
- Truncated dome warning pads are not present on sidewalk ramps

Countermeasure Recommendations:

- Consider installing tubular markers/flexible delineators on the double yellow center line to reduce driver speeds and calm traffic
- Install double-sided pedestrian crossing (W11-2) signs to increase emphasis on the crosswalk from both sides of the road
- Add PED XING pavement markings to help visually alert drivers of upcoming crosswalk
- Install truncated dome warning pads on sidewalk ramps to ensure ADA compliance

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Activity Schedule

BFF Program Support in Lake County

Date	Event Type	Event Title or Organization
5/9/2025	BFF Outreach Event	Groveland's 2nd Friday Block Party
5/14/2025	BFF Stakeholder Meeting	Lake County Steering Committee Meeting
8/26/2025	BFF Outreach Event	Old Hwy 50 W & N Greater Hills Blvd Sign Waving - Clermont
9/12/2025	BFF Outreach Event	SR-19 & W. Central Ave Sign Waving – Howey-in-the-Hills

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Howey-in-the-Hills Police Department

Operation Best Foot Forward

Date	Location	Warnings	Citations
Tuesday, August 5	SR-19 & W. Central Ave	17	0

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q1 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement Theme: World Day of Remembrance November 12 - 22

13
Participating Agencies

22
Crosswalk Details

395
Warnings & Citations

49
Media Placements

813K
Est. Media Impressions

$143K
Est. Earned Media Value

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q2 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement Theme:
Crossing Guard Appreciation
February 11 - 21

19
Participating Agencies

25
Crosswalk Details

348
Warnings & Citations

67
Media Placements

589K
Est. Media Impressions

$57K
Est. Earned Media Value

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety

Q3 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement Theme:
Parks & Trails
April 22 – May 2

20
Participating Agencies

27
Crosswalk Details

365
Warnings & Citations

21
Media Placements

384K
Est. Media Impressions

$31K
Est. Earned Media Value

Bike/Walk Central Florida

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward for pedestrian safety

Q4 Operation BFF: Program-Wide

Regional High-Visibility Crosswalk Enforcement Theme: Back to School
July 29 – August 8

27
Participating Agencies

40
Crosswalk Details

594
Warnings & Citations

71
Media Placements

1M
Est. Media Impressions

$116K
Est. Earned Media Value

Q4 Operation BFF: Program-Wide

Full Enforcement Schedule (July 29 – August 8, 2025)

Enforcement Date	Name	Yield Citations	Yield Warnings
Apopka Police Department			
7/29/25 11:30 AM	Jason Dwelley Pkwy. & Brush Dr.	4	5
Bartow Police Department			
8/6/25 12:00 PM	Schumate Dr & E Clower St	0	0
Brevard County Sheriff's Office			
8/5/25 1:00 PM	Stadium Pkwy. midblock, S. of Judge Fran Jamieson Way	6	14
Bunnell Police Department			
8/1/25 1:00 PM	SR 100 & Pine St.	0	30
8/1/25 3:00 PM	W Moody Blvd. & Main St.	1	2
8/4/25 1:00 PM	SR 100 & Pine St.	1	28
Cape Canaveral Police Department			
8/6/25 12:00 PM	N. Atlantic Ave. & Southgate Mobile Homes	2	8
Casselberry Police Department			
7/29/25 12:00 PM	Lake Dr. & Park Dr.	8	1
Daytona Beach Police Department			
8/5/25 12:00 PM	S. Beach St. & Cedar St.	10	9
Eustis Police Department			
7/30/25 1:00 PM	N Bay St & E Magnolia Ave	6	5
Flagler County Sheriff's Office			
8/7/25 2:00 PM	Town Center Blvd. & Royal Palms Pkwy.	0	1
8/7/25 3:30 PM	Bird of Paradise Dr. & Matanzas Woods Pkwy.	0	1
Howey-in-the-Hills Police Department			
8/5/25 12:00 PM	SR-19 & N. Central Ave	0	17
Indian Harbour Beach Police Department			
8/5/25 2:00 PM	FL A1A & Atlantic Blvd.	4	7
Kissimmee Police Department			
8/7/25 1:00 PM	W Columbia Ave at Central Avenue Elementary School	10	24
Longwood Police Department			
8/5/25 12:00 PM	Dog Track Rd. & (CR 427) Ronald Reagan Blvd.	7	3

SUPPORTING DOCUMENTS

Steering Committee Meeting Recap

Lake County

Bike/Walk Central Florida

Best Foot Forward for pedestrian safety

BFF Steering Committee Meeting: Lake County

Wednesday, May 14th, 2025 09:00 – 10:00 AM

Attendance

Vince Dyer, BWCF
Jenna Mousseau, BWCF
Rafael Burgos,
BWCF Emily Bush,
BWCF
Sharon Lewis, Lake County
Govt Ryan Dongalo, Lake
County Govt Seth Lynch, Lake
County Govt Bill Hearndon,
Lake County Govt
Bill Hearndon, Lake County Govt
Daniel Millan, City of
Eustis TJ Fish, City of
Groveland
Brianna Pino, Town of Howey-in-the-Hills
Peyten Maki, FDOT District 5
Jim Maiworm, City of
Clermont Jim O'Neil, Lake
County Schools

Meeting Summary

Program Updates

Vince introduced the Best Foot Forward program and shared updates on pedestrian safety efforts in Central Florida. He explained the process of collecting data at crosswalks to assess safety and mentioned that funding for this year and next year is covered by FDOT's grant.
Vince encouraged partners to reach out if they desire additional crosswalks beyond their current assignments.

Jenna introduced the crosswalk characteristics field guide, designed to assist the data collection team in identifying various signage and compliance elements at crosswalks. Rafael highlighted the benefits of the new digital data collection process, which enables immediate access to evaluation results and streamlines data entry compared to the previous paper method.

Vince discussed recent updates to state statute cards aimed at improving pedestrian safety enforcement, including the addition of pedestrian statutes and the stopping distance for 20mph roadways. He noted that these materials are distributed to law enforcement officers to aid in their enforcement efforts. Vince also mentioned the importance of consistent data collection across the nine counties involved in the Operation Best Foot Forward initiative.

Crosswalk Data and Operation Best Foot Forward

Vince Dyer presented data on crosswalk yield rates, indicating that any rate of 33% or below is considered low and 66% and above is high. He pointed out Deland Road and Bates Avenue as particularly problematic due to a high speed limit and its designation as a school crossing. Additionally, he mentioned that State Road 19 and N. Central Avenue in Howey-in-the-Hills has a low yielding rate. Vince pointed out only one crosswalk approaching the high yielding mark, E. 5th Avenue & N. Tremaine Street in Mount Dora with a 64% driver yield rate, while the W. Broad Street & N. Lake Avenue crosswalk in Groveland has only a 50% driver yield rate despite being signalized.

Vince discussed pedestrian and bicyclist activity at crosswalks in Lake County, identifying key locations where people are likely to cross. Jenna reported on the success of a recent enforcement operation in Mount Dora, where most drivers yielded to pedestrians. She also noted concerns about traffic congestion affecting safety at this crosswalk location. Vince then highlighted the enforcement recap blog post on the Best Foot Forward website and announced the next enforcement event focused on back-to-school safety.

Outreach Updates

Jenna discussed a recent outreach event in Groveland, which was cut short due to rain. She also emphasized the effectiveness of sign-waving events in promoting pedestrian safety.
Jenna asked partners for any community event suggestions to be emailed to her.

Partner Updates

BWCF Executive Director Emily Bush thanked participants for their involvement in the Best Foot Forward program and mentioned plans to enhance crosswalk monitoring in the upcoming year. She invited discussions on additional projects related to walking and biking safety, emphasizing the importance of these conversations during the budget season.

Vince discussed returning for the next CTST meeting to review the crosswalk data and highlighted the upcoming enforcement operation in July. Each of the meeting attendees introduced themselves, and there were no partner updates at this time. Participants were invited to suggest additional locations or community events for future discussions.

Action Items

- Vince Dyer will provide information about the various funding options for crosswalk monitoring to interested partners.
- Vince Dyer will keep partners updated on the upcoming enforcement scheduled for July 29th through August 10th.
- Jenna Mousseau will collect community event suggestions from partners for outreach activities.
- Vince Dyer will follow up with partners regarding the selection of new crosswalks or continuation of existing ones in September.

Next Meeting: In-Person Crosswalk Workshop August 2025, Location TBD

SUPPORTING DOCUMENTS

Driver Yield Rate Summary

Lake County

Bike/Walk Central Florida

Best Foot Forward for pedestrian safety

Best Foot Forward
for pedestrian safety

Best Foot Forward Crosswalks Summary

ID	Status	Partner	Law Enf. Partner	Name	District	Lanes	Speed	2024 DYR	2025 DYR
415	Active	Lake County	Clermont PD	**Old Hwy 50 W & N Greater Hills Blvd**	D2 LC	2	45		**34%**
416	Active	Lake County	Eustis PD	**N Bay St & E Magnolia Ave**	D4 LC	2	30		**46%**
417	Active	Lake County	Groveland PD	**W Broad St. & N Lake Ave**	D1 LC	2	35		**50%**
418	Active	Lake County	Howey-in-the-Hills PD	**SR-19 & W. Central Ave**	D3 LC	2	35		**16%**
419	Active	Lake County	Lake County Sheriff	**Deland Rd & Bates Ave**	D4 LC	4	50		**19%**
420	Active	Lake County	Lake County Sheriff	**County Rd 455 & S Lake Trail**	D2 LC	2	35		**41%**
421	Active	Lake County	Lake County Sheriff	**Mohawk Rd & Old Hwy 50**	D2 LC	2	35		**48%**
422	Active	Lake County	Mount Dora PD	**E 5th Ave & Tremain St**	D4 LC	2	25		**64%**

Date: 10/27/2025

To: Mayor and Town Council

From: Oscar Ojeda, Finance Supervisor

Re: Consideration and Approval: **Florida League of Cities Financing Program**

Objective:

To seek Town Council approval to proceed with utilizing the Florida Municipal Loan Council (FMLC) financing program, administered by the Florida League of Cities (FLC), to obtain loan financing for the construction of the Town's new water treatment plant and related water system improvements.

Summary:
The Town of Howey-in-the-Hills has planned the construction of a new water treatment plant and associated improvements to the existing water system. The estimated total cost of the project is $11.5 million, of which $5.75 million will be funded through the State of Florida. The remaining $5.75 million must be financed.

To secure cost-effective and flexible financing, the Town intends to utilize the Florida Municipal Loan Council (FMLC), administered by the Florida League of Cities (FLC). The FMLC offers two financing options:

- Competitive Capital Access Program (Bank Loan Program)
- Fixed-Rate Bond Program (Bond Issue Program)

Participation in the FMLC program allows the Town to leverage the League of Cities' pooled financing resources and access competitively bid loan options from qualified financial institutions.

Fiscal Impact:

Summary of Cost Comparison based on a 5 year term, $5.7 million loan			
Program	**Total One-Time Fees**	**Annual Fees**	**Five-Year Total Cost (Est.)**
Bank Loan Program	$36,000	$0	$36,000
Fixed-Rate Bond Program	$53,500	$7,500 × 5 = $37,500	≈ $91,000

Staff Recommendation:

Staff recommends the approval of the Bank Loan Program through Florida League of Cities.

FLORIDA LEAGUE OF CITIES

September 26, 2025

Sean O'Keefe
Town Manager
Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in-the-Hills, FL 34737

Re: Florida Municipal Loan Council Financing Programs

Dear Mr. O'Keefe,

We understand that the Town of Howey-in-the-Hills (the "Town") is interested in working with the Florida Municipal Loan Council ("FMLC") and utilizing one of its financing programs. The purpose of this letter is to document the Town's intent to move forward with using the FMLC's financing programs for funding the construction of a new water plant as well as other improvements to the water system and to outline the services provided by the FMLC.

The FMLC offers two financing programs:

- Competitive Capital Access Program (Bank Loan Program)
- Fixed-Rate Bond Program (Bond Issue Program)

The services provided by the FMLC under both programs are described in Exhibit A. The Florida League of Cities serves as Administrator (the "Administrator) for the FMLC.

The compensation for the Florida Municipal Loan Council (FMLC) shall be determined in accordance with the Compensation Schedule attached as Exhibit B. All compensation shall be due upon the closing of the financing. The fee amounts listed are estimates and may be adjusted until the loan has closed. If fee amounts are adjusted, the borrower will receive an amended Letter of Intent from the FMLC. In the event that the financing does not close, no fees shall be due.

The FMLC and the Administrator do not serve as a financial advisor or as a municipal advisor in connection with the issuance of financing. Please note nothing in this letter is an expressed nor an implied commitment by the FMLC or the Administrator to provide financing.

We look forward to working with the Town on this financing.

Sincerely,

FLORIDA LEAGUE OF CITIES, as Administrator for the FMLC

Paul Shamoun, Director of Financial Services

Accepted:

Town of Howey-in-the-Hills, Florida

Signature:_____
Printed Name: _____
Title: _____

Exhibit A

Description of Services

Competitive Capital Access Program (Bank Loan Program):

Services through closing –

- Team of professionals (Bond Counsel, Financial Advisor)
- Coordination of RFP process and professionals
- Pre-reviewed form set of bond documents
- Assist in the closing of the financing

FMLC Fixed-Rate Bond Program (Bond Issue Program)**:**

Services through closing –

- Team of bond professionals (Bond Counsel, Financial Advisor, Underwriter, Disclosure Counsel, Trustee)
- Coordination of professionals and issuance process
- Access to bond insurance*
- Access to an existing surety bond to fund reserve requirements*
- Assist in the closing of the financing

*Subject to a credit review by bond insurer

Ongoing Administrative Services –

- Florida League of Cities serves as the Administrator over the life of the loan
- Arbitrage Rebate Calculations
- Continuing Disclosure Services
- Monthly Account Statements and Reconciliation
- Investment of Bond Proceeds
- Audit Confirmations
- Oversight by FMLC Board of Directors

301 S. Bronough Street, Suite 300
Tallahassee, Florida 32301
P.O. Box 1757
Tallahassee, Florida 32302-1757
Phone: 850.222.9684
Fax: 850.222.3806
flcities.com

Exhibit B

Compensation Schedule*

Standard Fee Schedule

Competitive Capital Access Program (Bank Loan Program):

An upfront fee to be collected through the cost of issuance for each borrower at the rate of 10/100 of 1% (.001) with a minimum fee of $7,500 and a maximum fee of $25,000 per loan.

FMLC Fixed-Rate Bond Program (Bond Issue Program)**:**

For administrative services rendered through closing, an upfront fee to be collected through the costs of issuance for each borrower at the rate of 5/100 of 1% (.0005) with a minimum fee of $17,500 per bond issue.

For ongoing administrative services, the fee shall be computed annually for each borrower at the rate of 10/100 of 1% (.001) of the principal balance outstanding, with a minimum annual fee of $7,500 and a maximum annual fee of $25,000.

Negotiated Fees

The Administrator is authorized by the FMLC to negotiate fees with borrowers for services when the Standard Fee Schedule is not adequate and does not reflect current market conditions. The Administrator is authorized to adjust Program Administration fees to which the borrower will receive an amended Letter of Intent from the FMLC. Any upfront fees collected are pursuant to a financing agreement.

* Fee amounts provided in Exhibit B are an estimate and are subject to changes, If fee amounts are adjusted, the borrower will receive an amended Letter of Intent from the FMLC.

PRAG

2002 N. LOIS AVENUE, SUITE 1
TAMPA, FLORIDA 33607
TEL: (727) 822-3339

PUBLIC RESOURCES ADVISORY GROUP

September 26, 2025

Sean O'Keefe
Town Manager
Town of Howey-in-the-Hills
101 N. Palm Avenue
Howey-in-the-Hills, Florida 34737

Re: Municipal Advisory Services

Dear Mr. O'Keefe:

The purpose of this engagement letter (the "Agreement") is to document the relationship between Public Resources Advisory Group, Inc. ("PRAG") and the Town of Howey-in-the-Hills, Florida (the "Town"). The Town desires to utilize the services of PRAG to assist with developing and implementing a capital plan for funding the construction of a new water treatment plant, connections to the existing main plant and upgrades to the water system (the "Project"). The Town estimates the cost of the Project to be approximately $11.5 million and has received funding from the State of Florida for $5.75 million, leaving a funding need of approximately $5.75 million. PRAG has the experience and capabilities to serve the Town as its Independent Registered Municipal Advisor as defined by the US Securities and Exchange Commission (the SEC").

It is our understanding that the Town has decided to use the Florida Municipal Loan Council's ("FMLC") financing programs to access the bank loan or bond markets. PRAG currently serves as the independent registered municipal advisor to the Florida League of Cities ("FLC") and the FMLC. At this time we are not aware of any divergence of interest between the Town and the FLC or FMLC.

Scope of Services

The Town has awarded the construction contract for the Project and anticipates starting construction within the next 30-60 days. The Town has funded design costs and expects to fund initial construction draws from cash of hand until the closing of the financing. The Town may reimburse itself from the proceeds of the financing.

PRAG will provide the following services in connection with the Project:

a) Review existing Town loan documents, historical financial statements, budgets, and recent and planned development;
b) Evaluate the various FMLC financing programs available to the Town which include bank loans and publicly offered bond issues sold on a competitive or negotiated basis. The evaluation will include:
    i. the financial condition of the Town in regards to the financing;
    ii. the expected issuance costs and interest rates of the options;
    iii. the variety of maturities available (10 years, 20 years, etc.) and the impact on the debt service;

PRAG

iv. prepayment options; and

v. a written presentation of the financing options with a recommended course of action for the Town.

Upon determination of the financing program best suited to meet the Town's needs:

c) Develop a timetable and task list assigned to the working group;

d) Assist in the development and preparation of financing documents;

e) Assist the Town in negotiating final terms and pricing of the debt; and,

f) Perform functions to facilitate the closing of the financing.

g) For a bank loan transaction utilizing the FMLC's Bank Loan Program:

i. Assist in the development of a request for bank proposals that is sent directly to banks and posted on the Town's website; and,

ii. Summarize all bank proposals received indicating key terms of each to assist the Town in selecting the appropriate bank;

h) For a publicly offered bond issue with the FMLC as the conduit issuer:

i. Evaluate and make a recommendation as to the method of sale (competitive or negotiated);

ii. For a negotiated sale, assist the Town in selecting one or more underwriters from the FMLC's underwriting pool;

iii. For a competitive sale, develop the Notice of Sale and related documents to ensure a bond sale that meets the Town's needs and is acceptable to the municipal bond market;

iv. Review the Official Statement drafted by FMLC's Disclosure Counsel; and,

v. Assemble a package for rating agencies and/or bond insurance firms and participate in communications and presentations with rating agencies and/or bond insurance firms.

While PRAG will review the Town's Official Statements developed in connection with a bond issue, PRAG will not undertake independent verification of the accuracy or completeness of the information contained in any Official Statement.

Compensation

PRAG's fees are presented in Attachment I – Compensation Schedule as approved by the FMLC.

PRAG's compensation for the Project will be based on the transactional fee schedule, billed at closing of the financing and paid from the proceeds of the debt instrument. Expenses shall include, but are not limited to, reasonable and necessary travel-related expenses (reimbursed pursuant to Section 112.061, Florida Statutes). In no event will expenses exceed $1,000 without the approval of the Town. All transactional fees and expenses will be paid at closing from the proceeds of the debt issuance and will be contingent upon the closing.

We understand that the Town is considering additional debt related to the acquisition and/or construction of a wastewater treatment plant and the financing for the Project should allow for additional debt in the future. Additional services for other financing planning needs or other debt

PRAG

issuances will be agreed to by both parties in writing and may include compensation under the hourly rate schedule or the transaction fee schedule as appropriate.

Term

The engagement will end thirty (30) days after the closing of the financing for the Project unless extended in writing by both parties, however either party can terminate the engagement without cause upon thirty (30) days' notice.

Contacts

The PRAG contacts that will work with the Town on this engagement will include:

- Mickey Johnston, Senior Managing Director, 813-898-4187, mjohnston@pragadvisors.com (Primary Contact)
- Wendell Gaertner, Senior Managing Director, 813-898-4183, wgaertner@pragadvisors.com (Project Supervisor)

Other Matters

PRAG is not providing any legal or accounting advice or counsel under this engagement. Without limiting the foregoing, PRAG is not providing any interpretation of any laws or regulations that may be applicable to the Town or that are otherwise related to the work hereunder.

Required Disclosures

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal events or disciplinary history material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. MSRB Rule 10 requires municipal advisors to provide certain written information to their clients. Accordingly, PRAG has provided Attachment II attached hereto which includes the required disclosures.

We look forward to working with you on these exciting projects.

Sincerely,

Accepted by:

PUBLIC RESOURCES ADVISORY GROUP, INC.

Wendell G. Gaertner
Senior Managing Director

Town of Howey-in-the-Hills, Florida
Sean O'Keefe, Town Manager

Date: _____

PRAG

ATTACHMENT I

COMPENSATION SCHEDULE
AS APPROVED BY THE FLORIDA MUNICIPAL LOAN COUNCIL

PRAG Transaction Fees for Single Borrower Transactions through the Florida Municipal Loan Council			
Public Offering/Private Placement		**Bank Loan**	
Par Range	Fee	Par Range	Fee
First $50 million	$1.00 per $1,000	First $30 million	$0.60 per $1,000
Amount Above $50 million	$0.75 per $1,000	Amount Above $30 million	$0.25 per $1,000
Minimum	$20,000	Minimum	$12,500
Maximum	$75,000	Maximum	$20,000

Category	Hourly Rate	Billing Policy
Chairman/President/Director	$375	No clerical or secretarial time is to be billed
Senior Managing Director	$275	
Managing Director	$200	
Vice President	$175	
Assistant Vice President	$150	
Other	$150	

PRAG

ATTACHMENT II

REQUIRED DISCLOSURES

Required Disclosure Pursuant to MSRB Rule G-42

The Town of Howey-in-the-Hills, Florida (the "Town") is participating as a Borrower in the Florida Municipal Loan Council Financing Program (the "FMLC Program" or the "Program") and has retained Public Resources Advisory Group ("PRAG") as an independent registered municipal advisor to assist with the financing pursuant to the letter agreement dated September 26, 2025 and attached hereto (the "Agreement"). Certain of the services PRAG may provide the Town qualify as municipal advisory activities pursuant to Section 15B of the Securities Exchange Act of 1934. As a registered municipal advisor, PRAG is required to have written documentation of its agreement with you and must provide certain information to you. This letter will serve as the written documentation required under MSRB Rule G-42 of certain specific terms, disclosures and other items of information relating to our municipal advisory relationship as of the date this letter is signed by PRAG.

1. Scope of Services

(a) Services to be provided: The scope of services with respect to PRAG's engagement with the Town (the "Scope of Services") are as described in the attached Agreement.

2. Term. The term is stated in the Agreement. In addition, we understand that our engagement may be terminated with or without cause by either party. In case of any termination, we believe that the terminating party should endeavor to provide reasonable notice of such termination to the other party so as to permit an orderly transition.

3. Municipal Advisor's Regulatory Duties When Servicing the Town. MSRB Rule G-42 requires that PRAG make a reasonable inquiry as to the facts that are relevant to the Town's determination whether to proceed with a course of action or that form the basis for the advice provided by PRAG to the Town with respect to municipal financial products or the issuance of municipal securities, including with respect to the structure, timing, terms, and other similar matters concerning such financial products or issues, based on all the facts and circumstances. The rule also requires that PRAG undertake a reasonable investigation to determine that it is not basing any recommendation on materially inaccurate or incomplete information. PRAG is also required under the rule to use reasonable diligence to know the essential facts about the Town and the authority of each person acting on the Town's behalf.

Accordingly, PRAG will seek the Town's assistance and cooperation, and the assistance and cooperation of the Town's agents, with the carrying of these regulatory duties, including providing PRAG with accurate and complete information and reasonable access to relevant documents, other information and personnel needed to fulfill such duties. In addition, if the Town provides direction to PRAG to review a recommendation made by a third party, PRAG requests that the Town provide any information it has received from such third party relating to its recommendation.

4. Compensation. The form and basis of compensation for PRAG's services as municipal advisor are as provided in the Agreement.

5. Disclosures of Conflicts of Interest. MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable. Accordingly, PRAG makes the following disclosures with respect to material conflicts of interest in connection with the Scope

of Services under this Agreement, together with explanations of how PRAG addresses or intends to manage or mitigate each conflict.

With respect to all of the conflicts disclosed below, PRAG mitigates such conflicts through its adherence to its fiduciary duty to the Town, which includes a duty of loyalty to the Town in performing all municipal advisory activities for the Town. This duty of loyalty obligates PRAG to deal honestly and with the utmost good faith with the Town and to act in the Town's best interests without regard to PRAG's financial or other interests.

(a) Compensation-Based Conflicts: PRAG's compensation may include a single or a variety of fee structures. Each of these arrangements may create a conflict as defined by MSRB Rule G-42. PRAG's fees may be based on the size of the issue, and the payment of such fees may be contingent upon the delivery of the issue. While this form of compensation is customary in the municipal securities market, this may present a potential conflict of interest because it could create an incentive for PRAG to recommend unnecessary financings or financings that are disadvantageous to the Town.

PRAG may also charge fees in a fixed amount as a retainer for services or as a transaction fee, and this arrangement could provide PRAG an incentive to recommend less time-consuming alternatives or fail to do a thorough analysis of the alternatives. In addition, fees may be paid based on hourly fees of PRAG's personnel, with the aggregate amount equaling the number of hours worked by such personnel times agreed-upon hourly billing rate(s). This presents a potential conflict of interest because PRAG may have the incentive to spend more time than necessary on an engagement. If the hourly fees are subject to a maximum amount, the potential conflict of interest arises because of the incentive for PRAG to fail to do a thorough analysis of alternatives and/or recommend alternatives that would be less time-consuming for PRAG staff.

(b) Other Municipal Advisor Relationships: PRAG serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of the Town. For example, PRAG serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to the Town under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests. In acting in the interests of its various clients, PRAG could potentially face a conflict of interest arising from these competing client interests. PRAG currently serves as an independent registered municipal advisor to the Florida League of Cities ("FLC") and the FMLC. At this time we are not aware of any divergence of interest between the Town and the FLC or FMLC and, as such, we have no conflicts in connection with providing services to the Town.

6. Disclosures of Information Regarding Legal Events and Disciplinary History. MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal events or disciplinary history material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. Accordingly, PRAG sets out below required disclosures and related information in connection with such disclosures.

On September 17, 2024, PRAG filed an amendment to its Form MA disclosing the firm's settlement with the SEC of matters relating to failure to maintain and preserve text communications. The Form MA filing may be electronically accessed at the following link:

https://www.sec.gov/Archives/edgar/data/1612223/000161222324000008/xslFormMA_X01/primary_doc.xml.

7. Future Supplemental Disclosures. As required by MSRB Rule G-42, this letter may be supplemented or amended, from time to time as necessary, to reflect changed circumstances resulting in new conflicts of

interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of PRAG. PRAG will provide the Town with any such supplement or amendment as it becomes available throughout the term of the Agreement.

Required Disclosure Pursuant to MSRB Rule G-10

Public Resources Advisory Group, Inc. is currently registered as a Municipal Advisor with the U.S. Securities and Exchange Commission and the Municipal Securities Rulemaking Board ("MSRB").

As a Municipal Advisor, we are required to provide the following written information to our municipal entity and obligated person clients in accordance with MSRB Rule G-10:

The MSRB website at www.msrb.org, includes the Municipal Advisory client brochure that describes the protections that may be provided by the MSRB Rules and how to file a complaint with an appropriate regulatory authority.

Bryant Miller Olive

Attorneys at Law
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Miami, FL 33131
Tel 305.374.7349
Fax 305.374.0895
www.bmolaw.com

October 1, 2025

Paul Shamoun
Director, Department of Financial Services
Florida League of Cities, Inc.
P.O. Box 1757
Tallahassee, Florida 32302

Sean O'Keefe
Town Manager
101 N. Palm Avenue
Town of Howey-in-the-Hills, Florida 34737

RE: Proposed issuance under the Florida Municipal Loan Council's Water Treatment Plant (the "Project") of the Town of Howey-in-the-Hills, Florida Capital Improvement Revenue Refunding Note, Series 2025 (the "Note")

Dear Mr. Shamoun and Mr. O'Keefe:

The purpose of this letter is to advise the Town of Howey-in-the-Hills, Florida (the "Issuer") and the Florida Municipal Loan Council (the "FMLC") of our fee estimate and to describe the services we will perform as Note Counsel to the FMLC in connection with the issuance of the above-described Note by the Issuer. We understand that the Note is being issued in a single series for the purpose of financing the acquisition, construction and quipping of a new water treatment facility (the "Project"). We further understand that: (i) the Note will be a limited obligation of the Issuer payable solely from the Issuer's water system revenues; (ii) the Note will be purchased at a private negotiated sale by a financial institution to be selected by the Issuer (the "Bank"); and (iii) the Issuer will be responsible for paying our note counsel fees as part of the Program.

SCOPE OF ENGAGEMENT

In this transaction, we expect to perform the following duties:

(1) Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Note Opinion") regarding the validity and binding effect of the Note, the source of payment and security for the Note, and the excludability of interest on the Note from gross income for federal income tax purposes.

(2) Draft the basic agreements governing the issuance of the Note, including a loan agreement.

(3) Prepare and review other documents necessary or appropriate to the authorization, issuance, and delivery of the Note, coordinate the authorization and execution of documents, and review and, where appropriate, draft enabling legislation.

(4) Assist the Issuer and the FMLC in seeking from other governmental authorities such approvals, permissions, and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance, sale, and delivery of the Note, except that we will not be responsible for any required blue-sky filings.

(5) Review legal issues relating to the structure of the Note issue.

(6) Assist the Issuer and the FMLC in presenting information relating to the structure and legality of the Note to the Bank.

(7) Serve as the Issuer's and the FMLC's closing agent in connection with the closing of the loan.

(8) Circulate all documents in connection with this transaction to the Issuer's Attorney and assist as necessary with the preparation of the Issuer's Attorney opinion letter.

Our Note Opinion will be addressed to the Issuer and the FMLC and will be delivered by us on the date the Note is exchanged for its purchase price (the "Closing").

The Note Opinion will be based on facts and law existing as of its date. In rendering our Note Opinion, we will rely on the certified proceedings and other certifications of public officials, officers of the Issuer, and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Note. During the course of this engagement, we rely on you to provide us with complete and timely information on all developments pertaining to the Note and

the security for the Note. Among other things, we will require the Issuer to execute a certificate of fact relating to the use of proceeds of the Note. In rendering our Note Opinion, we will expressly rely upon other counsel as to due organization of the Issuer, the due enactment or adoption of any authorizing ordinances or resolutions and other matters.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

(a) Assisting in the preparation or review of an official statement or any other disclosure document with respect to the Note, or performing an independent investigation to determine the accuracy, completeness, or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.

(b) Preparing blue sky or investment surveys with respect to the Note.

(c) Except as described in paragraph (3) above, drafting state constitutional or legislative amendments.

(d) Pursuing test cases or other litigation (such as contested validation proceedings).

(e) Making an investigation or expressing any view as to the creditworthiness of the Issuer, any credit enhancement provider, liquidity provider or the Note.

(f) Assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Note or, after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

(g) Representing the Issuer or the FMLC in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.

(h) After Closing, providing continuing advice to the Issuer, the FMLC, or any other party concerning any actions necessary to assure that interest paid on the Note will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations for the Note).

(i) Providing any advice or opinions on bankruptcy matters.

(j) Providing advice or opinions on interest rate swap agreements.

(k) Addressing any other matter not specifically set forth above that is not required to render our Note Opinion.

ATTORNEY-CLIENT RELATIONSHIP

In this transaction, the FMLC will be our client and an attorney-client relationship will exist between the FMLC and us. We understand that the Town Attorney will act as Issuer's counsel. We assume that the Issuer, the Bank, and other parties to the transaction will retain such counsel as the Issuer or they deem necessary and appropriate to represent the respective interests of such parties in this transaction. In performing our services as Note Counsel, we will represent the interests of the FMLC exclusively and we will not be representing the Issuer, the Bank, or any other party and will not be acting as an intermediary among the parties. Our representation of the FMLC will not affect, however, our responsibility to render an objective Note Opinion.

CONFLICT

The rules regulating The Florida Bar provide that a conflict of interest exists whenever a lawyer represents one client in a matter adverse to another client. The lawyer may proceed with the representation of one client if, after disclosure of the conflict, both clients consent to the representation. We have disclosed to FMLC and the Issuer that we have, currently do, and may in the future, serve as bond, disclosure, or other counsel to other local governments. In particular, the firm represents the Issuer in certain unrelated labor and employment matters on certain unrelated transactions not involving FMLC and also on other matters as bond counsel. In our opinion, we can effectively represent FMLC as Note Counsel and represent the Issuer in unrelated labor and employment matters and bond counsel matters (unrelated to this transaction), and the discharge of our professional responsibilities to FMLC and the Issuer, respectively, will not be prejudiced as a result. This is the case because such engagements are sufficiently different and the potential for such prejudice is remote, minor, and outweighed by consideration that it is unlikely advice given to the other client will be relevant in any respect to the subject matter.

In addition, we have, currently do, and may in the future act as bank's counsel and/or underwriter's counsel on unrelated public finance matters in the State of Florida. From time to time, we may represent the firms which may underwrite FMLC's and the Issuer's bonds, notes, or other obligations on financings for other governmental entities or entities in the State of Florida on unrelated matters. In either case, such representations are standard and customary within the municipal bond industry. In our opinion, we can effectively represent FMLC and the discharge of our professional responsibilities to FMLC will not be prejudiced as a result. This is the case either because such engagements will be sufficiently different or because the potential for such prejudice is remote and minor and outweighed by consideration that it is unlikely advice given to the other client will be relevant in any respect to the subject matter.

FMLC and the Issuer expressly acknowledge such other representations consistent with the circumstances herein described. FMLC and the Issuer acknowledge and agree that our role as counsel to the Issuer in certain unrelated labor and employment matters and our role as bond counsel, disclosure counsel, or counsel to any other local governmental entity or financial institution, or in conjunction with other public finance transactions is not likely to create or cause any actual conflict, and service as bond counsel, disclosure counsel, or counsel to other clients of ours will not per se be construed as a conflict or be objectionable to FMLC or the Issuer. Execution of this letter will signify FMLC's and the Issuer's consent to our representation of FMLC as Note Counsel in this transaction and our representation of the Issuer in certain unrelated labor and employment matters and our representation of other local governmental entities or financial institutions in certain unrelated transactions for purposes of Rule 4-1.7 of the Rules regulating The Florida Bar.

FEES

Although we will be acting as Note Counsel on behalf of the FMLC, the Issuer will be responsible for paying our legal fees from the proceeds of the Note. Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Note; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing in connection therewith; (iv) the responsibilities we will assume; and (v) the terms of the FMLC's note counsel arrangements, our fee will be $15,000, plus $1,000 for expenses.

Our fee is usually paid at the closing, and we customarily do not submit any statement until the Closing unless there is a substantial delay in completing the financing. If this transaction is delayed beyond December 30, 2025, we reserve the right to present to you for payment an interim statement.

If the financing is not consummated, we understand and agree that we will not be paid; however, we expect that all reasonable out-of-pocket expenses are subject to reimbursement.

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original letter for your files. We look forward to working with you.

BRYANT MILLER OLIVE P.A.

JoLinda Herring

Attorney

ACCEPTED AND APPROVED

The undersigned, on behalf of the Florida Municipal Loan Council hereby accepts and approves the terms and conditions of the letter dated October 1, 2025. For purposes of Rule 4-1.7 of the Rules regulating the Florida Bar, the undersigned hereby acknowledges and consents to Bryant Miller Olive P.A.'s representation of the Borrower based on the circumstances described in such letter. I have had the opportunity to consult with independent counsel regarding the Florida Municipal Loan Council's agreement hereto.

FLORIDA MUNICIPAL LOAN COUNCIL

By: _____
Name:_____
Title:_____

Date: _____

ACCEPTED AND APPROVED

The undersigned, on behalf of the Town of Howey-in-the-Hills, Florida hereby accepts and approves the terms and conditions of the letter dated October 1, 2025. For purposes of Rule 4-1.7 of the Rules regulating the Florida Bar, the undersigned hereby acknowledges and consents to Bryant Miller Olive P.A.'s representation of the Council based on the circumstances described in such letter. I have had the opportunity to consult with independent counsel regarding the Town of Howey-in-the-Hills, Florida's agreement hereto.

TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA

By: _____
Name: _____
Title: _____

Date: _____

Date: October 27, 2025
To: Mayor and Town Council
From: Sean O'Keefe, Town Manager
Re: Consideration and Approval: **Holiday Town Council Schedule**

Objective:
To obtain Town Council direction regarding the meeting schedules for November and December 2025 due to upcoming holidays.

Summary:
As the Town approaches the holiday season, staff is seeking Council direction on whether to hold the regularly scheduled second monthly meetings on November 24, 2025, and December 22, 2025, respectively. The November meeting falls during Thanksgiving week, and the December meeting falls during Christmas week.

It is within the Council's discretion to either proceed with the meeting as scheduled, or reschedule it to an alternative date, or cancel it if deemed appropriate. Staff is prepared to accommodate whichever option Council determines best meets the needs of the community and operational requirements during this holiday period.

Following Council's determination, staff will update the official meeting calendar and ensure appropriate public notice.

Fiscal Impact:
N/A

Staff Recommendation:
Staff recommends that Town Council discuss the November 24 and December 22, 2025, Town Council meeting dates and provide direction.

Date: 10/27/2025

To: Mayor and Town Council

From: Sean O'Keefe, Town Manager

Re: Consideration and Approval: **Wastewater Capacity Allocation**

Objective:

To seek Town Council approval for a plan to allocate the remaining available wastewater capacity.

Summary:

The Town of Howey-in-the-Hills has an agreement for the distribution of 1,600 equivalent residential units (ERUs) of wastewater to distribute "on a first come, first served" basis. With the reservation of wastewater capacity by Lake Hills residential, Lake Hills commercial, Drake Pointe, and Watermark (as well as a smaller amount of ERUs for the Howey Market and Eagle Homes), there are 130 of the original 1,600 ERUs still available. At this time, there are outstanding requests for 156 ERUs for Whispering Heights, and 80 ERUs for Mission Rise (who are obtaining their remaining needed capacity from the Hillside Groves commercial project, which is being managed by the same team).

Although the currently requested need by these two developments is in excess of the available capacity that the Town is able to distribute, there is potentially available capacity through other developments (such as Hillside Groves residential, which has an excess ~250 ERUs).

Additionally, the Town needs to consider the necessity of retaining some of the 130 available ERUs for possible downtown development, as well as ~2 ERUs for the new water treatment plant.

Fiscal Impact:

The current cost of each ERU from the Central Lake CDD is $5,250, with a $6 monthly RAM fee.

Staff Recommendation:

Staff recommends that council retain an amount of wastewater capacity for downtown development, as well as the Water Treatment Plant #3, and then allocate the remaining capacity (if any) to either of the residential developments still needing capacity.

Community Name	Needed	Reserve	RAM	Converted to Wastewater
Lake Hills (Residential)		571	571	
Lake Hills (Commercial)		70	70	
Watermark		291	291	
Drake Pointe		525	525	
Whispering Heights	156			
Thompson Groves				
Mission Rise	415			
Eagle Homes		3		3
Howey Market	10	10		
Total	**581**	**1470**	**1457**	**3**
Total ERUs Remaining		**130**		

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

TO: Town Council

FROM: GrayRobinson, P.A.

DATE: October 27, 2025

SUBJECT: Ordinance 2025-008 – Inspections and Repairs for Condos and Coop Buildings

During the 2025 session, the Florida Legislature adopted revisions to Section 553.899 of the Florida Statutes – "mandatory structural inspections for condominium and cooperative buildings." The revisions require that local governments establish procedures for the repair and milestone inspections of condominiums and cooperative buildings to ensure structural integrity.

Although not included in the ordinance, the revisions require local enforcement agencies to submit annual reports to the Department of Business and Professional Regulation relating to associations' compliance with milestone inspection requirements.

ORDINANCE NO. 2025-008

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Be it ordained by the Town Council of the Town of Howey-in-the-Hills, Florida:

Section 1. Findings. In adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida (the "Town"), finds and declares the following:

(1) The Florida Legislature amended Section 553.899, Florida Statutes, through session law Chapter 2025-175. The amendments require municipalities to enact ordinances related to repairs and milestone inspections of condominiums and cooperative buildings.

(2) The Town Council determines that the proposed amendments to the Code of Ordinances set forth in Section 2 of this ordinance are consistent with the amendments to Section 553.899, Florida Statutes. It is in the interest of the citizens, residents, and property owners of the Town to enact the amendments to the Town's Code of Ordinances contained in Section 2 of this ordinance.

Section 2. Amendments to the Town's Code of Ordinances. Chapter 65 of the Code of Ordinances is created as follows (words that are <u>underlined</u> are additions; words that are ~~stricken~~ are deletions):

<u>CHAPTER 65. – CONDOMINIUMS & COOPERATIVE BUILDINGS</u>

<u>Sec. 65-1. – Definitions.</u>

(a) <u>"Condominium" means a building or complex of buildings containing a number of individually owned units, the owners of which have an undivided share in the common elements (e.g., all portions of the property not within the units).</u>

(b) <u>"Cooperative building" means a building owned by a cooperative association, wherein the legal title is vested in the corporation and the individual residents own shares in the building, which shares grant them a proprietary lease to occupy a specific unit. Residents</u>

collectively manage and share the costs of maintenance, taxes, and other expenses through periodic fees, while the cooperative association oversees such management through a board of directors elected by the individual residents.

(c) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in F.S. 627.706, by an architect licensed under chapter 481, F.S., or engineer licensed under chapter 471, F.S., authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member.

(d) "Substantial structural deterioration" means substantial structural distress or substantial structural weakness that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Sec. 65-2. – Required inspections.

(a) An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718, F.S., or a residential cooperative under chapter 719, F.S., must have a milestone inspection performed by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

(b) The Town may determine that local circumstances, such as the proximity to salt water, require milestone inspections to be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter.

(c) The Town may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of 553.899, F.S. Notwithstanding when such inspection was completed, the condominium or

cooperative association must comply with the unit owner notice requirements in section 65-3. The inspection report accepted by the Building Official under this subsection is deemed a milestone inspection for the applicable requirements in chapters 718 and 719, F.S. If a previous inspection and report is accepted by the Building Official under this subsection, the deadline for the building's subsequent 10-year milestone inspection is based on the date of the accepted previous inspection.

(d) The milestone inspection report must be arranged by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association.

Sec. 65-3. – Notice.

Upon determining that a building must have a milestone inspection, the Building Official must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested. The condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the Town and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association's website.

Sec. 65-4. – Milestone inspection phases.

(a) Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under section 65-3. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the Town.

(b) A milestone inspection consists of two phases:

1. For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state must perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph 2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to section 65-5.

2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer performing the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to section 65-5.

Sec. 65-5. – Inspector's report.

(a) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

1. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.

2. Indicate the manner and type of inspection forming the basis for the inspection report.

3. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

4. State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

5. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

6. Identify and describe any items requiring further inspection.

(b) Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery at the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under chapter 718 or chapter 719, F.S., as applicable, and by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

(c) Within 45 days after receiving the applicable inspection report, the condominium or cooperative association must distribute a copy of the inspector-prepared summary of the inspection report to the Building Official, regardless of the findings or recommendations in the report, by United States mail or personal delivery.

Sec. 65-6. – Required repairs.

(a) Any condominium or cooperative association and any other owner subject to section 553.899, F.S., must schedule repairs for substantial structural deterioration within 6 months after the Building Official receives a phase two inspection report.

(b) Repairs for substantial structural deterioration must commence within 1 year after the Building Official receives a phase two inspection report.

Sec. 65-7. – Proof of scheduling and commencement required.

(a) An owner of the condominium or cooperative building must submit proof satisfactory to the Building Official that repairs have been scheduled for a substantial structural deterioration identified in a phase two inspection report within 6 months of the Building Official's receipt of the report.

(b) An owner of the condominium or cooperative building must submit proof to the Building Official that repairs have commenced for a substantial structural deterioration identified in a phase two inspection report within 1 year of the Building Official's receipt of the report.

(c) If an owner fails to submit proof of scheduling or commencement, the Building Official must review, investigate, and determine if the building is unsafe for human occupancy.

Sec 65-8. – Milestone Inspection reporting.

Annually, on or before December 31, the Building Official must provide the Department of Business and Professional Regulation with the following information, in the department's

designated electronic format:

(a) The number of buildings required to have a milestone inspection within the agency's jurisdiction.

(b) The number of buildings for which a phase one milestone inspection has been completed.

(c) The numbers of buildings granted a good cause extension pursuant to 553.899, F.S.

(d) The number of buildings required to have a phase two milestone inspection.

(e) The number of buildings for which a phase two milestone inspection has been completed.

(f) The number, type, and value of permit applications received to complete repairs required by a phase two milestone inspection.

(g) A list of buildings deemed to be unsafe or uninhabitable as determined by a milestone inspection.

(h) The license number of the building code administrator responsible for milestone inspections for the Town.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Code of Ordinances of the Town of Howey-in-the-Hills.

Section 4. Severability. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the Town Council of the Town of Howey-in-the-Hills on the ____ day of _____, 2025.

Town of Howey-in-the-Hills, Florida
By: Town Council

By:_____
Graham Wells, Mayor

Attest:

_____

John Brock
Town Clerk

First Reading:
Advertised:
Second Reading:

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
ORDINANCE NO. 2025-008

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO STRUCTURAL INSPECTIONS AND REPAIRS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; PROVIDING FINDINGS; CREATING NEW CHAPTER 65 OF THE CODE OF ORDINANCES; REQUIRING MILESTONE INSPECTIONS OF CONDOMINIUMS AND COOPERATIVE BUILDINGS; REQUIRING INSPECTION REPORTS; SPECIFYING TIMEFRAMES FOR REPAIRS TO BE SCHEDULED AND COMMENCED; REQUIRING THE BUILDING OFFICIAL TO SUBMIT REPAIR AND INSPECTION INFORMATION TO THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

[1] See Section 166.041(4)(c), Florida Statutes.

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The Ordinance requires milestone inspections, reports, and repairs of condos and coop building to ensure the structural integrity of such buildings, thereby ensuring the safety of the inhabitants.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the Town regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):
None.

Christina Epperson | Christina.Epperson@gray-robinson.com | **D** 407.204.3118
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

MEMORANDUM

TO: Town Council

FROM: GrayRobinson, P.A.

DATE: October 27, 2025

SUBJECT: Ordinance 2025-010 – Fire Alarm and Sprinkler Permitting Process

During the 2025 session, the Florida Legislature adopted revisions to Section 553.7932 of the Florida Statutes – "simplified permitting processes." The revisions require that local governments implement a simplified permitting and inspection process with specific deadlines for fire alarm system and fire sprinkler system projects. The process allows contractors to begin work immediately upon submitting a completed application for a permit.

ORDINANCE NO. 2025-010

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

Be it ordained by the Town Council of the Town of Howey-in-the-Hills, Florida:

Section 1. Findings. In adopting this ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida (the "Town"), finds and declares the following:

(1) The Florida Legislature amended Section 553.7932, Florida Statutes, through session law Chapter 2025-115. The amendments require municipalities to enact ordinances providing simplified permitting processes for fire alarm system and fire sprinkler systems projects.

(2) The Town Council determines that the proposed amendments to the Code of Ordinances set forth in Section 2 of this ordinance are consistent with the amendments to Section 553.7932, Florida Statutes. It is in the interest of the citizens, residents, and property owners of the Town to enact the amendments to the Town's Code of Ordinances contained in Section 2 of this ordinance.

Section 2. Amendments to the Town's Code of Ordinances. Chapter 91 of the Code of Ordinances is created as follows (words that are <u>underlined</u> are additions; words that are ~~stricken~~ are deletions):

<u>Chapter 91 – FIRE ALARM AND SPRINKLER SYSTEM PERMITTING</u>

<u>Sec. 91-1. – Definitions.</u>

(a) <u>"Alteration" means to add, install, relocate, replace, or remove.</u>

(b) <u>"Component" means valves, fire sprinklers, escutcheons, hangers, compressors, or any other item deemed acceptable by the local enforcing agency. For purposes of this paragraph, a valve does not include pressure-regulating, pressure-reducing, or pressure-control valves.</u>

(c) <u>"Contractor" means a person who:</u>

1. Is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489; or

2. Is qualified to engage in the business of fire protection system contracting pursuant to a license or certificate issued by the State Fire Marshal.

(d) "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices; the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building; or the replacement of an existing fire alarm panel using the same make and model as the existing panel.

(e) "Fire sprinkler system project" means a fire protection system alteration of a total of 20 or fewer fire sprinklers in which the sprinklers are of the same K-factor and located in spaces where there is no change of hazard classification or increased system coverage area, or the installation or replacement of an equivalent fire sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building. For purposes of this paragraph, a component is equivalent if the component has the same or better characteristics, including electrical, hydraulic, pressure losses, and required listings and spacing as the component being replaced.

Sec. 91-2. – Permitting process.

(a) A permit application for alteration of any fire alarm system or fire sprinkler system project must include:

1. Identification and credentials of the contractor;

2. Identification of the applicant, if different from the contractor;

3. Applicant's mailing address;

4. Address of the property on which the alteration is to take place;

5. The reason for the alteration;

6. An application fee in an amount determined from time to time by the Town council; and

7. Any other documentation required by the Building Official.

(b) A contractor who has submitted a completed application may commence work authorized by a permit immediately after submission of the completed application. An incomplete application does not allow for immediate commencement of work, and any such work will be subject to code violations.

(c) Within 2 business days of receipt of the completed application, the Building Official must issue a permit in person or electronically.

Sec. 91-3. – Inspection.

(a) Within three days of an inspection request, the Building Official must inspect the fire alarm system or fire sprinkler system to ensure compliance with applicable codes and standards.

(b) If a fire alarm system or fire sprinkler system fails inspection, the contractor must take corrective action necessary to pass inspection within the time specified by the Building Official.

Sec. 91-4. – Contractor's retention obligations.

(a) For a fire alarm system project, a contractor must keep a copy of the plans and specifications at the fire alarm system project worksite and make such plans and specifications available to the inspector for an onsite plans review at each inspection. If the Building Official determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the Building Official within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The Building Official may not require additional plans, reviews, or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

(b) For a fire sprinkler system project, a contractor must keep a copy of the plans and specifications at the fire sprinkler system project worksite and make such plans and specifications available to the inspector at each inspection. If the Building Official determines that it needs additional documents for recording purposes, the contractor must provide such documentation in paper or electronic form to the Building Official within 4 business days after the inspection or 4 days after the documentation is requested, whichever is later. The Building Official may not require additional plans, reviews, or documentation of areas or devices outside the scope of permitted work, as needed on permit applications.

(c) For a fire sprinkler system project to install or replace a component, a contractor must keep a copy of the manufacturer's installation instructions and any pertinent testing instructions needed to certify or accept the component at the fire sprinkler system project worksite and make such documents available to the inspector at each inspection.

Sec. 91-5. – Application fee refund.

(a) A failure by the Building Official to meet the deadlines set forth in sections 91-2 and 91-3 will result in a refund of the application fee by 10 percent for each business day that such failure continues, unless

1. The Building Official and the contractor agree in writing to a reasonable extension of time;
2. The delay is caused by the applicant; or
3. The delay is attributable to a force majeure or other extraordinary circumstance.

(b) Each 10-percent refund is based on the original amount of the permit fee.

Section 3. Codification. The amendments in Section 2 of this Ordinance shall be codified and made part of the official Code of Ordinances of the Town of Howey-in-the-Hills.

Section 4. Severability. If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full effect.

Section 5. Effective Date. This ordinance takes effect immediately upon enactment.

APPROVED AND ADOPTED by the Town Council of the Town of Howey-in-the-Hills on the ____ day of _____, 2025.

Town of Howey-in-the-Hills, Florida
By: Town Council

By:_____
Graham Wells, Mayor

Attest:

_____
John Brock
Town Clerk

First Reading:
Advertised:
Second Reading:

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the Town's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
ORDINANCE NO. 2025-010

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO FIRE SAFETY; PROVIDING FINDINGS; CREATING NEW CHAPTER 91 OF THE CODE OF ORDINANCES; ENACTING A SIMPLIFIED PERMITTING AND INSPECTION PROCESS FOR FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM PROJECTS; REQUIRING CERTAIN DOCUMENT RETENTION BY CONTRACTORS; PROVIDING FOR APPLICATION FEE REFUNDS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

[1] See Section 166.041(4)(c), Florida Statutes.

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the Town hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The Ordinance provides a simplified permitting and inspection process for fire alarm system and fire sprinkler systems projects to ensure that these projects are approved quickly and providing the protection they are intended to.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the Town regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

None.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):
None.

Best Foot Forward
for pedestrian safety

Best Foot Forward
FY 24-25 Annual Report
October 1, 2024 – September 30, 2025

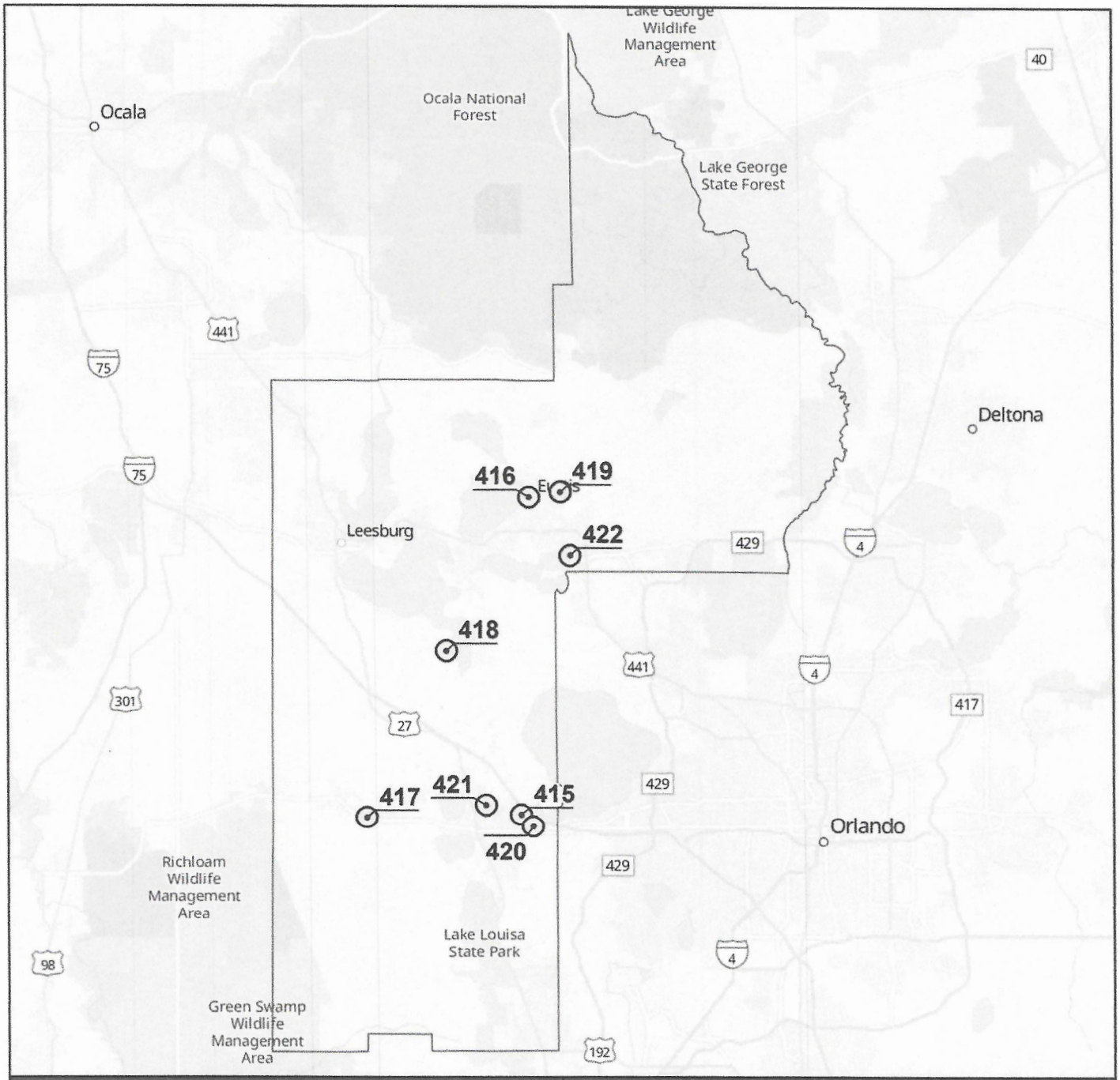
LAKE COUNTY, FL
REAL FLORIDA • REAL CLOSE

Lake-Sumter MPO
Metropolitan Planning Organization

Bike/Walk Central Florida

Fiscal Year 24-25: Annual Report
Lake County

Best Foot Forward
for pedestrian safety



ID	Name	ID	Name
415	Old Hwy 50 W & N Greater Hills Blvd	419	Deland Rd & Bates Ave
416	N Bay St & E Magnolia Ave	420	County Rd 455 & S Lake Trail
417	W Broad St. & N Lake Ave	421	Mohawk Rd & Old Hwy 50
418	SR-19 & W. Central Ave	422	E 5th Ave & Tremain St

Bike/Walk Central Florida

Crosswalk Spotlight

Evaluating the Effect of Engineering & Enforcement

Howey in the Hills: SR-19 & W. Central Ave.

This crosswalk started with a baseline driver yield rate of **16%.** Enforcement in August 2025 led to **17** warnings and citations for failure to yield to pedestrians, contributing to a slightly improved driver yield rate of **21%** after September's data collection. Additional monitoring will be necessary to determine if the yield rate remains at percentage.

Eustis: N Bay St & E Magnolia Ave

This multilane one-way street had a **46%** driver yield rate after our baseline data collection in April of 2025. After a high visibility enforcement operation in July, which resulted in **11** warnings and citations for failure to yield to pedestrians, and new curb extensions added, the driver yield rate increased to **77%** in September.

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	21	5	139	16%
9/11/2025	11	14	94	21%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 18%

Roadway Characteristics

Speed: 35 mph
Number of Lanes: 2
Crossing Type: Controlled
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 12,900
Avg. Pedestrians/hour: 15
Avg. Cyclists/hour: 3
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: N/A
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Lake County

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety
Program administered by BikeWalk Central Florida

SR-19 & W. Central Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

B

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	3	10	57	19%
9/11/2025	6	11	52	25%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 22%

Roadway Characteristics

Speed: 50 mph
Number of Lanes: 4
Crossing Type: Controlled
Crossing Signal: Circular Warning Beacon

Roadway Users

Avg. Daily Traffic: 4,200
Avg. Pedestrians/hour: 0
Avg. Cyclists/hour: 1
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow (School)
Ahead Sign Type: Ped Crossing Signs + Ahead (School)
Vertical Sign Type: N/A
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: Yes

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety

Deland Rd & Bates Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

B

2025 Driver Yield Rate Data Collections

Collection Date	Drivers Yielding < 30-ft	Drivers Yielding > 30-ft	Drivers Not Yielding	Driver Yield Rate
4/17/2025	9	38	56	46%
9/11/2025	15	34	15	77%

Average Driver Yield Rate by Year

2023: N/A **2024:** N/A **2025:** 61%

Roadway Characteristics

Speed: 30 mph
Number of Lanes: 2
Crossing Type: Semi-Controlled
Crossing Signal: RRFB

Roadway Users

Avg. Daily Traffic: 12,750
Avg. Pedestrians/hour: 21
Avg. Cyclists/hour: 1
Bike/Ped Crashes within 70 ft: N/A

Signs

Crossing Sign Type: Ped Crossing Signs + Arrow
Ahead Sign Type: Ped Crossing Signs + Ahead
Vertical Sign Type: Vertical Sign - Stop for Ped
Turning Vehicle Sign Type: N/A
Yield/Stop Sign Type: N/A

Markings

Yield/Stop Markings: N/A
Ped Crossing Markings: No
Transverse Rumble Strips: No
High Visibility Crosswalk Markings: No

Medians and Ramps

ADA Detection Pads: Yes
ADA Ramp: Yes
Median Type: None

Aerial imagery provided by Esri Community Maps Contributors (imagery date varies)

Best Foot Forward for pedestrian safety

N Bay St & E Magnolia Ave

Crosswalk Characteristics and Driver Yield Rate Summary

0 50 ft

2025-09-24

B

Lake-Sumter MPO

Governing Board Agenda

Date | Time: October 22, 2025 | 2 PM

Lake~Sumter MPO - October 2025 MPO Governing Board Meeting (2:00 PM)

Please register for Lake~Sumter MPO Governing Board Meeting (2:00 PM) on Oct 22nd at:

https://attendee.gotowebinar.com/register/3098118545800276061

After registering, you will receive a confirmation email containing information about joining the webinar.

2 P.M. CALL TO ORDER BY THE CHAIR

A. Invocation / Pledge of Allegiance
B. Proper Noticing
C. Roll Call – Determination of Quorum
D. Chair's Announcements
E. Motion to allow virtual voting by online members
F. Proposed revisions to today's Agenda

I. OPPORTUNITY FOR PUBLIC COMMENT *(on agenda or general comments)*

At this point in the meeting the Board will hear questions, comments, and concerns from the citizens. If the issue raised is not on today's agenda, action will not be taken by the Board at this meeting. Questions may be answered by staff or referred to as appropriate staff action. If further action is necessary, the item may be placed on the future Governing Board agenda. Public comment shall be limited to three minutes per person.

II. CONSENT AGENDA

Consent approval is requested of the following items:

A. **Consideration to approve, June 18, 2025, MPO Governing Board Meeting Minutes**

B. **Approval for the Executive Director to sign the renewal of the Regional Transportation System Management and Operations (TSM&O) Program - Memorandum of Understanding (MOU).**

The MPO Board is requested to renew participation in the Regional Transportation System Management and Operations (TSM&O) partnership through a Memorandum of Understanding (MOU) with nine MPO/TPO's in Central/Southwest Florida. In 2022, the MPO Board approved participation with the other MPO/TPO's in the Regional TSM&O Program.

- ***Updated Memorandum of Understanding (MOU)***
- ***RTSMO Strategic Plan***

C. **Approval of Resolution 2025-10 renewing the Interlocal Agreement Creating the Lake~Sumter MPO.** The purpose of this Interlocal Agreement is to confirm the MPO and recognize the boundary and apportionment approved by the Governor.

- ***Resolution 2025-10 Creation Interlocal Agreement 10-2025***
- ***2025 Creation Interlocal Agreement***

D. **Retroactive Approval of the Letter of Support for the 2025 Marion County TRIP Projects.** **Transportation Regional Incentive Program** (TRIP): TRIP was created to improve regionally significant transportation facilities in "regional transportation areas". State funds are available throughout Florida to provide incentives for local governments and the private sector to help pay for critically needed projects that benefit regional travel and commerce. TRIP projects require support from an adjacent county to be considered for funding. Marion county has supported the Lake~Sumter MPO in previous TRIP funding requests. FDOT project funding consideration happened in August and September and could not wait for the October Board meeting. As a courtesy I requested the Chair to sign the letter in September and put it on the October agenda for retroactive approval.

- ***Letter of Support for the Marion County TRIP Projects***

III. ACTION ITEMS

TRANSPORTATION IMPROVEMENT PROGRAM (TIP) FY 2026-2030 AMENDMENTS #1 & #2

A. **Approval for Emergency Resolution 2025-9 Amending FY 2026-2030 Transportation Improvement Plan (TIP). TIP Amendment #1**

The MPO processed an Emergency TIP Amendment as per MPO Bylaws to include the Roll-Forward projects from the FDOT Work program for fiscal year 2025.

The 2026-2030 Transportation Improvement Program (TIP) roll forward amendment ensures that the first year of the TIP, adopted by the Board on June 18th, 2025, matches year one of the FDOT Work Program.

- ***TIP Roll Forward Amendment #1 Presentation***
- ***Resolution 2025-9 Roll Forward TIP Amendment***
- ***FDOT Roll Forward TIP Amendment Request Letter***
- ***Exhibit A***
- ***TIP Amendment #1 Report***

B. **Approval of Resolution 2025-11 Amending FY 2026-2030 Transportation Improvement Plan (TIP). TIP Amendment #2** 5 Year Feasibility

FDOT requested the MPO amend the FY 2026-2030 TIP for Federal Transit Administration (FTA) funding adding funds to the FY 2026-2030 TIP as shown in Exhibit B. Projects 456983-1, 456989-1 and 456995-1 received legislative appropriation funding for design and construction and funding is added to the FY 2026-2030 TIP as shown in Exhibit B.

- ***Exhibit B***
- ***Resolution 2025-12 Amending the 2026-2030 TIP***

IV. DISCUSSION ITEMS:

A. **Navigating the Future 2050 Long-Range Transportation Plan (LRTP) Cost Feasible Element**

The MPO and consultant team HDR and Associates, continue the development of the 2050 Long Range Transportation Plan (LRTP). The consultant team will deliver a presentation on the draft 2050 LRTP Cost Feasible Element. The next steps in the LRTP process will involve finalizing the DRAFT Cost Feasible Plan for public release and a public hearing at the next MPO Board meeting.

- ***2050 LRTP DRAFT Cost Feasible Plan Presentation***
- ***DRAFT 2050 LRTP Cost Feasible Plan***
- ***2050 LRTP Cost Feasible Plan Map Tool***
- ***2050 LRTP Needs Assessment Map Tool***

B. **UPCOMING MEETING AND EVENTS:**

- ***10-20 through 10-24- 2025 FDOT Five - Year Work Program FY 2027 -2031***
  VIRTUAL PUBLIC HEARING Oct. 20, 2025 - Oct. 24, 2025, Starts next July 1
  Visit www.fdot.gov/WPPH/District5
- ***10-21-2025 IN-PERSON Five Year Work Program OPEN HOUSE Tuesday, Oct. 21, 2025, 3:00 - 5:30pm***
  FDOT District 5 Office
  719 South Woodland Boulevard
  DeLand, FL 32720
  FDOT Five-Year Work Program Public Hearing Flyer
- ***10-23-2025 MPOAC Quarterly Meeting – Orlando, FL 9-4:30 pm***
- ***11-5-2025 Please register for Lake-Sumter MPO 2050 LRTP - Cost Feasible Plan Virtual Meeting on Nov 5, 2025, 12:00 PM EST at:***
  https://attendee.gotowebinar.com/register/1023436868928558939
  After registering, you will receive a confirmation email containing information about joining the webinar.
- ***11-6-2025 2050 LRTP Pop Up Event - Thursday, November 6th – Lake County Farmer's Market***

POP - Public Outreach Program

- ***11-7-2025 2050 LRTP Pop Up Event Friday, November 7th – Sumter County Friday Night Market***
- ***11-21-2025 SAVE THE DATE: You're invited to the Lake~Sumter MPO's Vision Zero Action Plan, Initial Findings Workshop, November 21st at 2:00 PM.*** *This workshop will be held at the MPO Office located at 1300 Citizens Blvd., Second Floor, Leesburg, FL 34748.*

  Please register for Lake~Sumter MPO Vision Zero Action Plan – initial Findings Presentation on November 21, 2025, 2:00 PM EST at:

  https://attendee.gotowebinar.com/register/8243210647641272926
  After registering, you will receive a confirmation email containing information about joining the webinar. This is an in-person meeting with a virtual option to attend.
- ***12-3-2025 MPO Governing Board Meeting @ 2:00pm***

V. REPORTS, PRESENTATIONS.

A. **FDOT Five - Year Work Program Public Hearing Fiscal Year 2027 to Fiscal Year 2031.**

VIRTUAL PUBLIC HEARING Oct. 20, 2025 - Oct. 24, 2025, Visit
www.fdot.gov/WPPH/District5

IN-PERSON OPEN HOUSE Tuesday, Oct. 21, 2025, 3:00 - 5:30 p.m.
FDOT District 5 Office
719 South Woodland Boulevard
DeLand, FL 32720
FDOT Five-Year Work Program Public Hearing Flyer

B. **FDOT Report** – Chuck Koppernolle.

C. Florida Turnpike Enterprise (FTE) -Victoria Williams

D. **Lake and Sumter County Transit Report (in your packet)**

VI. BOARD MEMBER COMMENTS:

VII. ADJOURNMENT NEXT MEETING: DECEMBER 3, 2025 @ 2:00 P.M.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the above named board with respect to any matter considered at the meeting, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes

the testimony and evidence upon which the appeal is to be based. All interested citizens are welcome to attend. People with disabilities needing assistance to participate in any of the proceedings should contact (352) 315- 0170, 48 hours in advance of the meeting.

LSMPO 2050 LRTP - DRAFT Cost Feasible Plan

The Lake~Sumter MPO 2050 Long Range Transportation Plan (LRTP) was developed with an implementation focus for the first 10 years of the 20 year plan. The DRAFT 2050 Cost Feasible Plan takes a new approach to Long Range Transportation Planning with annual funding estimates and project planning to provide better cohesion with existing Lake~Sumter MPO documents and plans. This includes the Transportation Improvement Program (TIP) Process and the List of Priority Projects (LOPP).

In previously adopted Long Range Transportation Plans, funding estimates and project planning was developed through 5-year blocks of time (2031 – 2035, 2036-2040, etc.). For planning purposes this provided the ability to collect funding over a 5-year period to make a project Cost Feasible; however, the project programming in the Transportation Improvement Program only has the funding available for one year, not a 5-year accumulation that the LRTP has traditionally used. The 2050 LRTP DRAFT Cost Feasible Plan developed annual estimates of funding similar to the Transportation Improvement Program, identifying when federal funds and state funds need to be reserved over only one or two fiscal years to accumulate enough funding to fully fund a more expensive transportation project. The 2050 Plan forecasts approximately $419 million of federal funds and $163 million in state funds over the 20 year planning horizon. Annually, the MPO has available for programming into the TIP, $21 million per year in federal funds, $8 million in state funds and $2.50 million in Transportation Alternative funding. The Transportation Alternative funding has been boxed (reserved) for annual call for projects to support smaller safety, complete streets and intersection projects that may be stand alone or part of a resurfacing project (starting in FY 2031). Local funds are not assumed for Cost Feasibility; however Local Funds contributions could accelerate the implementation plan by as much as 50% over the next 10 years.

The DRAFT Cost Feasible Plan Summary table identifies the year a project or project phase is estimated to be Cost Feasible using a reserve funds methodology for Cost Feasibility, and taking into account the cost of projects increases over time with inflation. The project cost is inflated to represent the cost of the project when its implemented 10, 15 years from now. The 2050 LRTP has estimated the project cost in both present day cost (PDC) and year of expenditure (YOE) by using inflation factors of 137% for project funded between 2031 -2035, 161% for project funded between 2036 - 2040, and 206% for project funded after 2040, to demonstrate there is enough funding in each fiscal year to fund a project or project phase (fiscal constraint).

Funding Considerations:

State Highway System-

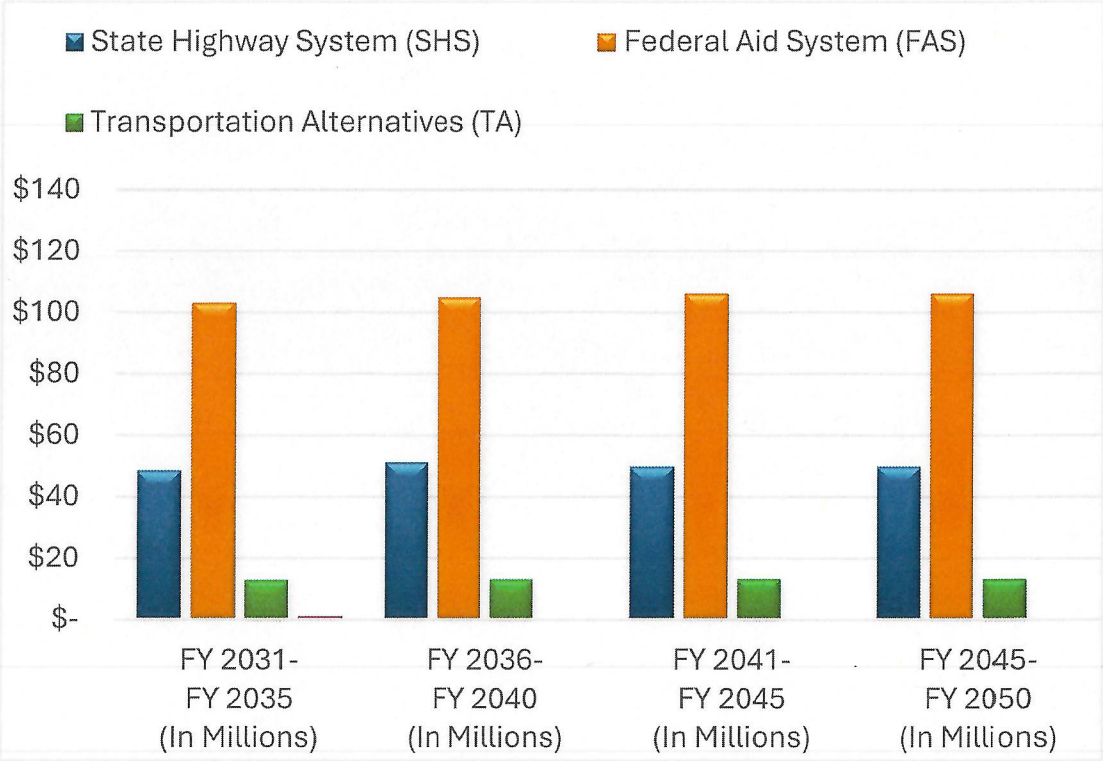
($8 Million / Year)

Federal Aid System-

($21 Million / Year)

Transportation Alternatives-

($2.5 Million / Year)



Inflation Factors:	**137%**	**161%**	**206%**	**206%**

Lake-Sumter MPO Long Range Transportation Plan 2050

Projects	Transportation Improvement Program (TIP) 2025–2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051+
Boxed Funds - TA funds Boxed for Complete Streets & Safety Projects		$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	$2.5	
SR 44 (CR44B) - Road widening to 4 lanes	PE/Permitting		$39.90																			
SR 500 (US 441) - Road widening				$20.70																		
SR 19 Planning Study / PD&E (Freight Project) - Corridor Study / PD&E			$3.40		$25.25		$37.10		$81.60													
US 301 Complete Streets - Complete streets		$15.00																				
CR 747 - Safety Project										$16.20												
Central Parkway - Road Widening										$10.60												
C 476 - Corridor Improvements											$12.50											
C470 - Roadway Extension							$1.00		$1.20		$2.70											
SR 500 (US 441) - Road widening													$ 58.40									
Wellness Way (2 to 4 Lanes) - Widening												$ 19.50										
Round Lake Road - New road construction																	$ 67.90					
Hammock Ridge Roundabout - Roundabout																		$ 6.70				
Rolling Acres Road - Add lanes and reconstruct																		$3.10		$8.30		Unfunded
CR 455 (Ray Goodgame Parkway) - Roadway Extension																		$ 44.80				
CR 455 Extension - Roadway Extension																			$3.90		$13.00	Unfunded
CR 437 Realignment - New Corridor																			$ 9.00			
Hartwood Marsh Road - Road Widening																			$6.10		$11.40	Unfunded
Micro Racetrack Road - Paved Shoulders																						Unfunded / Unfunded
CR 44 Corridor Feasibility Study - Corridor Study																			$1.50			Unfunded / Unfunded / Unfunded
Vista Ridge Drive / Wolf Branch Innovation Blvd - Corridor Study / Preliminary Design																				$3.90		Unfunded / Unfunded / Unfunded
Lake County Sidewalk Construction Bundle (Radio Rd/Treadway ES; East Orange Ave.; CR 561/Astatula ES; CR 44 Bypass/DeLand Rd./Eustis Middle School) - New sidewalks																						Unfunded
SR 19 Northern Segment - Widening w/ Intersections																		$5.1		$15.10		Unfunded / Unfunded

PD&E | PE / Permitting | ROW | Construction

State Strategic Intermodal System (SIS)

Project Name	From	To	Limits (mi)	Project Description	Present Day Cost (PDC)	Cost Feasible Phase	Source	Year of Expenditure Cost (YOE)	Unfunded Need Cost	Cost Feasible Status
I-75 Truck Parking	Hernando / Sumter County Line	Sumter / Marion County Line	-	Truck Parking (Freight Project)	-	PD&E / NEPA	Federal $ State $ Other $	$0 $2,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
SR 40	SR 19	SR 15	14.32	Road Widening to 4 lanes	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
SR 50	US 27	Montevista Rd	5.81	Road Widening	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
SR 50	CR 478A	Sumter / Lake County Line	8.18	Road Widening	-	CST & CEI	Federal $ State $ Other $	$0 $97,119,000 $0	TBD	Fully Funded - CST 2041-2045
SR 50	Sumter / Lake County Line	CR 33	4.3	Road Widening	-	CST & CEI	Federal $ State $ Other $	$0 $82,018,000 $0	TBD	Fully Funded - CST 2046-2050
US 27	SR 19	Florida Turnpike North Ramps	4.1	Road Widening	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
US 27	CR 561A	SR 19	3.6	Road Widening	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
I-75 - Monarch Ranch Interchange	CR - 514		-	New Interchange (Freight Project)	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040
FTE - Monarch Ranch Interchange	Florida Turnpike (between I-75 and US 301)		-	New Interchange (Freight Project)	-	PD&E / NEPA	Federal $ State $ Other $	$0 $3,500,000 $0	TBD	Partially Funding - PD&E 2035-2040

Regional Roads (Federal & State Funded)										
Project Name	From	To	Limits (mi)	Project Description	Present Day Cost (PDC)	Cost Feasible Phase	Source	Year of Expenditure Cost (YOE)	Unfunded Need Cost	Cost Feasible Status
Boxed Funds	-	-	-	TA funds Boxed for Complete Streets & Safety Projects			Federal $ State $ Other $	$51,900,000 $0 $0	$0 $0 $0	Fully Funded - $2.5 M per year (TA Funds)
SR 44 (CR44B)	US 441	SR 44	2.11	Road widening	$ 29,150,000	CST & CEI	Federal $ State $ Other $	$25,958,075 $13,977,425 $0	$0 $0 $0	Fully Funded - CST 2032
SR 500 (US 441)	Perkins Street	SR 44	1.67	Road Widening	$ 15,173,991	CST & CEI	Federal $ State $ Other $	$11,433,602 $9,354,765 $0	$0 $0 $0	Fully Funded - CST 2033
SR 19	SR 50	CR 455	9.3	Corridor Improvements (Freight Project)	$ 94,665,612	CST & CEI	Federal $ State $ Other $	$103,370,647 $40,592,040 $0	$0 $0 $0	Fully Funded - CST 2038
US 301 Complete Street	East Kentucky Avenue	Lion Street	0.54	Complete Streets	$ 11,000,000	CST & CEI	Federal $ State $ Other $	$15,070,000 $0 $0	$0 $0 $0	Fully Funded - CST 2031
CR 747	C 48	1000 ft. south of C 478	2.69	Safety Project	$ 10,095,985	CST & CEI	Federal $ State $ Other $	$16,254,536 $0 $0	$0 $0 $0	Fully Funded - CST 2038
Central Parkway	US 301	Jansen Loop	2.54	Road Widening	$ 6,600,000	CST & CEI	Federal $ State $ Other $	$10,626,000 $0 $0	$0 $0 $0	Fully Funded - CST 2039
C 476	CR 616	Hernando County Line	6.70	Corridor Improvements	$ 7,700,000	CST & CEI	Federal $ State $ Other $	$12,397,000 $0 $0	$0 $0 $0	Fully Funded - CST 2040
C470	US 301	SR 471	0.32	Roadway Extension	$ 2,909,024	CST & CEI	Federal $ State $ Other $	$4,683,528 $0 $0	$0 $0 $0	Fully Funded - CST 2040

Regional Roads (Federal & State Funded)

Project Name	From	To	Limits (mi)	Project Description	Present Day Cost (PDC)	Cost Feasible Phase	Source	Year of Expenditure Cost (YOE)	Unfunded Need Cost	Cost Feasible Status
SR 500 (US 441)	SR 44	N of SR 46	2.4	Road Widening	$ 28,380,000	CST & CEI	Federal $ State $ Other $	$0 $58,462,800 $0	$0 $0 $0	Fully Funded - CST 2046
Wellness Way	Hancock Road Extension	Orange County Line	3.09	Widening	$ 9,496,832	CST & CEI	Federal $ State $ Other $	$19,563,475 $0 $0	$0 $0 $0	Fully Funded - CST 2041
Round Lake Road	Wolf Branch Road	SR 44	2.67	New Road Construction	$ 33,000,000	CST & CEI	Federal $ State $ Other $	$67,980,000 $0 $0	$0 $0 $0	Fully Funded - CST 2046
Hammock Ridge Roundabout	Hammock Ridge Road	Lakeshore Drive	0.3	Roundabout	$ 3,300,000	CST & CEI	Federal $ State $ Other $	$6,798,000 $0 $0	$0 $0 $0	Fully Funded - CST 2047
Rolling Acres Road	West Lady Lake Avenue	Griffin Avenue	1.63	Add Lanes & Reconstruct	$ 14,434,902	ROW	Federal $ State $ Other $	$11,416,843 $0 $0	$0 $0 $22,338,576	Partially Funded - ROW 2049
CR 455 (Ray Goodgame Parkway)	Lost Lake Road	Hartwood Marsh Road	1.12	Roadway Extension	$ 21,780,000	CST & CEI	Federal $ State $ Other $	$44,866,800 $0 $0	$0 $0 $0	Fully Funded - CST 2047
CR 455 Extension	Wellness Way	Schofield Road	2.56	Roadway Extension	$ 21,807,631	ROW	Federal $ State $ Other $	$16,163,038 $0 $0	$0 $0 $35,071,280	Partially Funded - ROW 2050
CR 437 Realignment	Oak Tree Drive	SR 46	1.47	New Corridor	$ 4,400,000	CST & CEI	Federal $ State $ Other $	$9,064,000 $0 $0	$0 $0 $0	Fully Funded - CST 2048
Hartwood Marsh Road	Regency Hills Drive	CR 455 / Ray Goodgame Parkway	2.25	Road Widening	$ 20,798,898	ROW	Federal $ State $ Other $	$17,638,040 $0 $0	$0 $0 $0	Fully Funded - CST 2050

Regional Roads (Federal & State Funded)										
Project Name	From	To	Limits (mi)	Project Description	Present Day Cost (PDC)	Cost Feasible Phase	Source	Year of Expenditure Cost (YOE)	Unfunded Need Cost	Cost Feasible Status
Micro Racetrack Road	CR 466A	Lake Ella Road	1.75	Paved Shoulders	$ 13,228,656		**Federal $** **State $** **Other $**	$10,300,000 $0 $0	$0 $0 $20,670,383	Partially Funded - ROW 2050
CR 44	US 441	Eustis Bypass / Deland Road	13.07	Corridor Improvements	$ 130,272,062	PD&E / NEPA	**Federal $** **State $** **Other $**	$1,545,000 $0 $0	$0 $0 $325,359,421	Partially Funded - PD&E 2048
Vista Ridge Drive / Wolf Branch Innovation Blvd	Niles Road	CR 437	4.94	Corridor Improvements	$ 40,662,753		**Federal $** **State $** **Other $**	$0 $0 $0	$0 $0 $102,144,837	Unfunded Need
SR 19 Northern Segment	CR 561 (end of the current 4 lane section)	CR 448 (Lane Park Rd)	3.7	Widening with Intersection Improvements	$ 4,400,000	CST & CEI	**Federal $** **State $** **Other $**	$0 $0 $0	$0 $0 $0	Partially Funded - ROW 2050