



**PLANNING AND ZONING BOARD AGENDA
NOVEMBER 8, 2023 AT 6:30 PM
AT TOWN HALL
17404 SIXTH STREET
MONTVERDE, FLORIDA 34756**

The Montverde Staff and Council invite you to join the Town Hall meeting in person, on your computer, or by dialing in to listen. You can watch and listen to the meeting from home by following the directions below. **(Note: you will not be able to ask any questions during the meeting if you attend by zoom or dialing in).** Join the Zoom Meeting by clicking on the link below, copying and pasting the link into your browser, or going directly to zoom on your browser. Once in zoom, enter the Meeting ID and Passcode to be joined to the meeting. You may also call into the meeting by using the call-in number.

<https://us06web.zoom.us/j/83699855762?pwd=cGJ4UDRzdKNUl2J2NIU5b2JYaENnZz09>

**Meeting ID: 836 9985 5762
Passcode: 820875
Call in Number: 646-558-8656**

BOARD MEMBERS

Glen Brecheen
Karin Arellano
Josie Weiss
Thomas Johnson
Holly Broecker

STAFF

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Town Planner
Sandy Johnson, Town Clerk

Call to Order and Opening Ceremonies

- **Call to Order**
- **Pledge of Allegiance**
- **Roll Call**

I. **Approval Of Minutes**

- A. Minutes of the July 12, 2023 Planning & Zoning Board Meeting.

II. Public Hearings, Ordinance and Resolutions

- A. **Ordinance 2023-31** An Ordinance of the Town of Montverde, Florida, amending Sec. 10-82 in Chapter 10 of the Town of Montverde Land Development Code to impose a maximum size of eight hundred square feet for accessory buildings, impose a maximum height for accessory buildings and clarify design requirements for certain accessory buildings within the Town of Montverde; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date. (**Tabled 7-12-2023**)
- B. **Resolution No. 2023-84** A Resolution of the Town Council of the Town of Montverde, Florida granting a variance from Section 10-91 in Chapter 10 of the Montverde Land Development Code from the minimum fifty foot setback from the delineation of the seasonal high-water elevation jurisdictional wetland line, whichever is higher, to allow the existing concrete boat ramp to remain on the real property located at 16233 Four Lake Lane, Montverde, Florida, owned by Mark and Rachel Duncan; providing for conditions; and providing for an effective date.
- C. **Resolution No. 2023-85** A Resolution of the Town Council of the Town of Montverde, Florida, granting a Conditional Use Permit in a Commercial C-1 Zoning District in the Town of Montverde to permit a manufacturing business with product storage that employes ten or fewer persons on the herein described property located at 17521 County Road 455, Montverde Florida owned by Dermastart Labs, LLC; providing for conditions; providing for an expiration date; providing for an effective date.
- D. **Resolution No. 2023-86** A Resolution of the Town Council of the Town of Montverde, Florida, granting a Conditional Use Permit in a Single Family Low Density Zoning District in the Town of Montverde to permit a RV to be parked on and lived in for a period not to exceed twenty-four (24) months, in order to allow for the care of an ill family member on the herein described property located at 16342 Cardy Street, Montverde Florida, owned by Wayne R and Sandra K Fields; Providing for conditions; providing for an expiration date; and providing for an effective date.
- E. **Resolution No. 2023-87** A Resolution of the Town Council of the Town of Montverde, Florida, granting a conditional use permit in a R-1L Single Family Low Density Zoning District in the Town of Montverde to permit an outdoor storage business for boats, RCs, and trailers on the herein described property generally located at Fosgate Road and Ridgewood Avenue, owned by Parque Verde, LLC; providing for an expiration date; and providing for an effective date.

III. Discussion Items

- A. Town Manager's Updates
- B. Town Planner's Updates
- C. Town Attorney's Updates

IV. Adjournment

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

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

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

Notice is hereby given, that one or more Members of the Montverde Town Council may be present at this meeting.