



**PLANNING AND ZONING BOARD AGENDA  
JULY 23, 2024 6:30 PM  
AT TOWN HALL  
17404 SIXTH STREET  
MONTVERDE, FLORIDA 34756**

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

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

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**BOARD MEMBERS**

Karin Arellano  
Josie Weiss  
Thomas Johnson  
Holly Broecker  
Joe Morganelli

**STAFF**

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

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**Call to Order and Opening Ceremonies**

- Call to Order
- Pledge of Allegiance
- Roll Call

I. **Approval Of Minutes**

A. Minutes of the May 8, 2024 Planning & Zoning Board Meeting.

II. **Public Hearings, Ordinance and Resolutions**

- A. **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, RVs, 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. **(Continued from April 10, 2024)**
- B. **Ordinance No. 2024-38** An Ordinance of the Town of Montverde, Florida, amending the Town of Montverde Land Development Code to include Public Notice requirements for Land Development applications and amending various sections in the Town of Montverde Land Development Code to be Consistent with the Public Notice

requirements adopted herein; providing for codification and severability; providing for the repeal of ordinance in conflict herewith; and providing for an effective date.

- C. **Resolution No. 2024-121** A Resolution of the Town Council of the Town of Montverde, Florida, granting a Major Site Plan approval to Lake County, Florida for construction of an approximately 7,137 square foot Fire Station #85 located on County Road 455, Montverde, Florida; providing for conditions; and providing for an effective date.
- D. **Resolution No. 2024-124** A Resolution of the Town Council of the Town of Montverde, Florida, granting major site plan approval to Montverde Academy for expansion of the athletic facility referred to as the Nest Addition located internal to the campus; providing for conditions; and providing for an effective date.
- E. **Resolution No. 2024-125** A Resolution of the Town Council of the Town of Montverde, Florida, granting minor site plan approval to Montverde Academy for construction of an improved access roadway from Porter Avenue to a parking lot located internal to the campus as well as parking improvements on Porter Avenue; providing for conditions; 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**

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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.