

PLANNING AND ZONING BOARD AGENDA

SEPTEMBER 23, 2025, AT 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>

BOARD MEMBERS

Karin Arellano
Josie Weiss
Holly Broecker
Aaron Wadsworth
Michael Whidden

STAFF

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

Call to Order and Opening Ceremonies

- Call to Order
- Pledge of Allegiance
- Roll Call

I. Approval Of Minutes

A. Minutes of July 29, 2025 Planning & Zoning Meeting

II. Discussion Items

A. Oath of Office – Michael Whidden for Planning & Zoning Board Member

III. Public Hearings, Ordinances and Resolutions

- A. **Ordinance No. 2025-59** An Ordinance of the Town of Montverde, Florida, amending Section 10-13 in Chapter 10 of the Town of Montverde Land Development Code relating to minimum lot size for property annexed into the Town; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.
- B. **Ordinance No. 2025-60** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida Statutes, by amending the Comprehensive Land-Use Plan designation from Lake County Rural Transition and Bella Collina to Town of Montverde Single Family Low Density Residential on the Future Land Use Map for the herein described property consisting of 9.47 +/- acres, providing for severability and scrivener's errors; the directing the Town Manager to amend said comprehensive plan; repealing all ordinances in conflict herewith; providing for the forwarding of this ordinance to the state of Florida Department of Commerce; And providing for an effective date.
- C. **Ordinance No. 2025-61** An Ordinance of the Town Council of the Town of Montverde, Florida, to change the zoning from Lake County PUD, Agriculture and Light Industrial and Town of Montverde single family low density to Town of Montverde Single-Family residential PUD for the herein described property owned by DCS Real Estate Investments, LLC and Wilmington Development Services Inc.; The Real Property is located South of Ridgewood Avenue, West of County Road 455 and East of Blackstill Lake Road, Montverde Florida; Approving Waivers; directing the Town Manager to amend the zoning map as herein provided after the passage of this ordinance; approving variances from Town Code with conditions; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors, and providing for an effective date.

IV. Adjournment

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

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

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

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

APPROVAL OF MINUTES

PLANNING AND ZONING BOARD

Town of Montverde

Minutes

July 29, 2025 6:30 PM

BOARD MEMBERS PRESENT

Karin Arellano
Josie Weiss
Holly Broecker
Aaron Wadsworth

STAFF PRESENT

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

Call to Order and Opening Ceremonies

Chairwoman Arellano called the meeting to order and lead the Pledge of Allegiance.

Approval Of Minutes

Minutes of April 2, 2025, Planning & Zoning Board Meeting. Chairwoman Arellano moved to approve. Board Member Broecker seconded. April 2, 2025, minutes approved 4-0.

Public Hearings, Ordinances and Resolutions

Resolution No. 2025-182 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Parque Verde, LLC for an outdoor storage business for boats, RVs, and trailers; Providing for Conditions; and Providing for an Effective Date.

Town Attorney Geraci-Carver read resolution by title only.

Town Attorney Geraci-Carver explained the Resolution.

Associate Planner Busto explained that the application submitted on July 22, 2025, has been reviewed, and an analysis stating that the application was reviewed of the site plan initially dated July 18, 2025, and that additional information was requested, this information was mentioned in the land development code as well as the conditions for approval in Resolution 2023-87. She addressed comments in the packet and stated that some items were still missing, and that these would have to be satisfied so that approval can be recommended. She further explained the comments and items needed to be resolved.

Town Attorney Geraci-Carver mentioned that the applicant was present and that he could address any comment.

Chairwoman Arellano asked if the applicant wanted to come up and speak.

Applicant Grant Roberts, 16604 Ridgewood Avenue, Montverde, FL addressed some of the comments, stated that the PowerPoint Presentation showed the site plan left from the CUP (Consumptive Use Permit) that was approved at the last Planning & Zoning Meeting in December 2024. Explained the staff recommendations and stated that he has been communicating with staff and has been receiving guidance regarding the site plan, has been updating the plan, and has been responsive throughout the process.

Board Member Broecker asked what items needed to be addressed now vs later.

Town Planner Parks explained the process of reviewing the site plan and making sure that it is consistent with the CUP (Consumptive Use Permit).

Applicant Grant Roberts explained that he is not ready to put up signs yet however, he will submit a permit request once he is ready.

Town Planner Parks further explained the process and requirements. There are three (3) options, the first option is to approve the site plan with conditions, the second is to table it and the third option is to deny it.

Chairwoman Arellano opened the public hearing.

No one spoke in favor or against the site plan.

Chairwoman Arellano closed the public hearing.

Board Member Broecker asked if there were road concerns.

Town Planner Parks stated that there were several discussions regarding the traffic at the last couple of meetings, and that staff, professional opinion, and engineers, believe that this kind of traffic will not be a wear and tear on the roads, however, Lake County approval on access will still be needed, and that this approval is standard.

Board Member Weiss stated that the site plan is well hidden and asked Grant Roberts if his neighbors have objected.

Applicant Grant Roberts stated that most of his neighbors have been the biggest supporters. He stated that the end goal is that it cannot be seen from the road, and he further explained his answer.

There was additional discussion.

Board Member Wadsworth spoke of the conditional use parameters discussed in the original C.U.P. (Conditional Use Permit) and asked if those items have been met.

Town Planner Parks stated that those items will be met once the site plan with the remaining items are clearly indicated in the drawings for us to have memorialized for now and in the future.

Town Manager Larino stated that there are some items on the list such as providing the liability insurance that would come before the Certificate of Completion is issued and that there are a few things within that C.U.P. that will come at a later stage, after this stage.

Board Member Wadsworth asked of the possible outcome should they vote to grant an approval but run into problems with some outstanding items and then are unable to reach an agreement.

Town Planner Parks explained that final zoning clearances & official town signoffs would not be provided until all conditions are met.

Town Manager Larino added that the final approval would not be recommended to Town Council without the conditions having been completed.

There was additional discussion on the outstanding conditions.

Board Member Wadsworth moved to approve Resolution 2025-182 with conditions that all be resolved prior to going to the Council. Board Member Weiss seconded the motion.

Resolution 2025-182 Approved 4-0.

Resolution No. 2025-179 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Approval for a ~~439~~ 137 Single Family Lot Residential Subdivision generally located north of Osgood Road, East of County Road 455, and West of Lake Apopka within the Town of Montverde, Lake County, Florida; And Providing for an Effective Date.

Town Attorney Geraci-Carver read the resolution by title only.

Town Attorney Geraci-Carver provided a brief explanation and stated that this is a quasi-judicial action. She stated that the planned unit development zoning was approved by the Town Council and that a preliminary plat or preliminary development plan is being presented, which must meet all the conditions for site development outlined in the PUD (Planned Unit Development) as well as the land development code, and if it is not addressed in the PUD. Explained that they are reviewing this to see if it did meet all of the conditions, and if so, it is administrative and it would be approved. If any disclosures are to be made, since this is a quasi-judicial, it would be a good time to disclose any communications in writing or verbally so that the applicant may respond.

Board Member Wadsworth stated that he does have something to disclose, referred to a comment made on Next Door Montverde, on July 22, 2025, and explained his comment and that a copy was provided.

Associate Town Planner Busto stated that staff had reviewed the application and found that it was consistent with the comprehensive plan and the land development code and that they recommend approval, she stated that this is based on an analysis provided on the report. She explained the analysis. Staff recommends approval of the preliminary development plan and to move forward with final development plan per LDC section 8-8. She also stated that there had not been any letters received regarding opposition or support.

Town Planner Parks provided a summary of the PUD approval and briefly explained the different stages of approval and that it will then be going to final approval. He stated that they have submitted what is needed to be consistent with the PUD that was approved.

Chairwoman Arrellano asked if applicant would like to come up and speak.

Applicant Brian Ashby, Kimley-Horn & Associates, 6878 Marwick Lane, Orlando FL 32827 introduced himself, he said that he did not have any additional comments and that he has been working with staff and that they have been great to work with, he also explained that the preliminary development plan is a spitting image of the content of the PUD with some additional detail, and there is a little more engineering involved, they are in support of staff decision and are ready to answer any questions, if any.

Board Member Broecker asked if it was still consistent with the PUD, referred to the length of seven and a half (7 ½) feet between each home and brought up the buffer, the future trail connection and the community leach field.

Applicant Brian Ashby confirmed that it is consistent with the PUD (Planned Unit Development).

Town Planner Parks stated that additional clarity and identification was requested in the drawings.

There was additional discussion regarding the preliminary development plan.

Board Member Wadsworth said that he had a procedural question, asked if the notification distance is 300 feet or 600 feet.

Associate Planner Busto stated that it is 300 feet for the preliminary development plan.

There was a brief discussion on the distance.

Town Attorney Geraci-Carver brought up the new law that went into effect July 1st, 2025. This law is for final plats to now be approved administratively. This is to be brought to council as a resolution in August and it will determine who has final approval of those plans. The final plat approval will no longer be going to the Planning and Zoning Board or to Town Council meetings for approval.

Board Member Wadsworth asked about the amended notice of public hearings, and the number of single-family homes listed on the notices. He asked if additional notices should have been mailed.

Town Attorney Geraci-Carver stated that the number initially sent on the notices is larger than the number approved and that this is acceptable, does not require new legal notices.

Board Member Wadsworth addressed the applicant and shared concerns regarding western swale by the wetlands and the environmental impacts.

Applicant Brian Ashby stated that the landscape plan diagram does not tell the whole story. The plan mainly shows where the LID (Low Impact Development) areas are more than the engineering behind the storm water. He said that they have been going through the water management district process and that this does not indicate how much water flow storm water runoff will be directed to the wetlands. That under state law, they have to meet pre-post discharge rates, he explained the water flow and spoke of the state law and further explained the requirements and the plan.

There was additional discussion.

Board Member Weiss asked about green space in the community.

Applicant Brian Ashby stated that the plan exceeds the open space requirement, the green space requirement by almost eight (8) acres and provided additional information.

Board Member Weiss asked if there would be a community building and a community pool.

Applicant Brian Ashby stated that there is plan for one in the future.

Board Member Broecker asked if this would take some of the green space.

Applicant Brian Ashby stated that it would approximately take about a quarter of acre of impervious area.

Board Member Weiss asked for the number of entrances and exits.

Applicant Brian Ashby stated that there will be three (3) main entrances.

Town Manager Larino shared that the developers have agreed to make a financial contribution to the town to help fix roads.

There was a brief discussion.

Board Member Weiss asked about a boat ramp.

Applicant Brian Ashby stated that there is not a boat ramp proposed within the development, dedicated right of way for future improvement to the existing boat ramp and are working with town staff on the needed right of way.

There was a brief discussion.

Chairwoman Arellano opened the public hearing.

Pamela Cox, 17705 Broad Street, Montverde, FL spoke of the need for an additional boat ramp, the boat trailers and provided her thoughts and concerns.

Mike Whidden, 17635 Broad Street, Montverde, FL asked if there would be mitigation concerning wildlife preservation.

Town Manager Larino explained that part of the development review process requires them to meet the state and local wildlife preservation guidelines.

There was further discussion regarding wildlife preservation.

Mike Whidden asked about the size of the waterfront lots.

There was further discussion.

Town Planner Parks stated that he will work to make sure that all reports and gopher relocation permits are reviewed.

Mike Whidden also spoke of the possible Native American artifacts that may be on the Osgood property.

Kelly Moore 17029 Florence View Drive, Montverde, FL shared septic concerns and asked for clarification regarding shared septic tanks.

Town Manager Larino addressed Kelly Moore's concerns and stated that they are not putting in a septic system they are putting in an onsite system. The Florida Department of Environmental Protection has classified this as a wastewater treatment plant, it is an underground system which is monitored and tested monthly. This is the shared system.

Christian Reyes, 17701 Eighth Street, Montverde, FL spoke of the economic impact to the town, stated that it has become a destination place and that it is a gathering place. He has a new business named "The Gathering" in town and further shared his concerns.

Kelly Moore asked for further clarification regarding the possible shared septic tanks.

Town Manager Larino said that it is not a septic system, explained the process of septic systems and explained how the onsite system works. The design and approval go through D.E.P. and not the Town of Montverde.

Kelly Moore asked if there would be lift stations to move water to the drain fields.

There was additional discussion.

Megan Reyes 17701 Eighth Street, Montverde, FL shared concerns on the ecosystem, the water supply, galvanized pipes and requested updates on the water quality and supply as well as the quality of the lake. She asked about the Florida ban on new septic tanks and spoke of septic tank effects on the water supply. She stated that there are not many places that respect the environment like Montverde.

Town Manager Larino thanked Megan Reyes for her comments and stated that he will provide additional information on the state of the water. He further explained that the town is waiting on approval from D.E.P. on a facility plan, addressed several upcoming water updates including a wastewater treatment plant that are 100% covered by grants. The system that is being installed is an approved wastewater treatment plant, they are individual and in the ground. He stated that the runoff will release less water, spoke of natural plants at the bottom of the retention ponds as a natural absorber, to help with the pollution. The town will do massive storm water project changes so that the water goes to ponds before going into the lake. Additional updates to be in future newsletters.

Marline Clark, 17641 Neal Drive, Montverde, FL shared concerns regarding traffic and the number of new homes.

George Ganzenmuller 17740 Neal Drive, Montverde, FL spoke of the map and shared his concerns on the sewage routing, asked when they will commence and complete the construction.

Board Member Broecker asked for clarification from staff.

Town Manager Larino highlighted the page where Resident George Ganzenmuller's expressed concerns.

There was an elaborate discussion.

Kelly Moore asked about speed bumps to be added to Lake Street and the upcoming additional police presence, the traffic and sewers.

Town Attorney Geraci-Carver mentioned that the site plan is about whether or not what is depicted in the preliminary plan meets the conditions that are set forth in code and in the PUD, reminded the Board that issues about traffic and septic have been addressed throughout the PUD zoning process, the applicants are compliant with the state law and our codes and the focus should be related to the site plan.

Chairwoman Arellano closed the public hearing.

Chairwoman Arellano asked Town Manager Larino about the type of road improvements to take place on 8th Street, 9th Street & Temple Street.

Town Manager Larino stated that the Council would be making the final decision and that it was discussed during a PUD hearing to extend the roads to twenty-four (24) feet width per the town's code and to add sidewalks on one side and elaborated further on the topic.

There was additional discussion on the roads and sidewalks.

Board Member Weiss asked if they are to be half acre lots.

Town Manager Larino confirmed that they are half acre lots.

Board Member Weiss asked if the wetlands are included in the half acre measurement.

Town Manager Larino confirmed.

Town Planner Parks provided further explanation of what is included in the half acre lots.

There was additional discussion on lot sizes.

Board Member Wadsworth stated that the requirements have been met.

Board Member Wadsworth moved to approve Resolution No. 2025-179, Board Member Weiss seconded, Resolution No. 2025-179 Approved 4-0.

Chairwoman Arellano asked for Town Manager Larino updates.

Town Manager Larino stated that we will not have Planning & Zoning meeting in August, there will be a meeting in September, looking for replacement for Board Member Thomas Johnson and thanked the Board for their services.

Town Planner Parks provided a brief update that there will be ordinances coming soon and further explained.

Town Attorney Geraci-Carver mentioned the final plat law changes and that the next Planning & Zoning meeting is to be scheduled September 23, 2025.

ADJOURNMENT

Board Member Weiss moved to adjourn and Board Member Broecker seconded the motion.
Meeting adjourned at 8:00 PM.

Karin Arellano

Attest:

Sandy Johnson, Town Clerk

DISCUSSION ITEMS



TOWN OF MONTVERDE

OATH OF OFFICE

I, Michael A. Whidden, a citizen of the State of Florida and of the United States of America and being employed by or an officer of and a recipient of public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Michael A. Whidden

Sworn to and subscribed before me this 23rd day of September 2025.

Anita Geraci-Carver

ATTEST:

Sandra Johnson, Town Clerk

Date: September 23, 2025

PUBLIC HEARINGS, ORDINANCES & RESOLUTIONS

ORDINANCE 2025-59

AN ORDINANCE OF THE TOWN OF MONTVERDE, FLORIDA,
AMENDING SECTION 10-13 IN CHAPTER 10 OF THE TOWN OF
MONTVERDE LAND DEVELOPMENT CODE RELATING TO
MINIMUM LOT SIZE FOR PROPERTY ANNEXED INTO THE
TOWN; PROVIDING FOR CODIFICATION AND SEVERABILITY;
PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT
HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town finds that properties annexed into the Town that are subsequently used for residential purposes may develop into lots less than one acre in size while still being consistent with the Town's historic development pattern provided development does not exceed two residential units per gross acre ; and

WHEREAS, the Town of Montverde desires to amend its Code to reflect ; and

WHEREAS, the Town Council is authorized pursuant to Ch. 166, and 163, Florida Statutes, to adopt this ordinance, and recognize municipal authority to enact regulations to protect health, safety, and welfare; and

WHEREAS, the Planning and Zoning Board of the Town of Montverde considered this ordinance at a public meeting and has made a recommendation to Town Council; and

WHEREAS, the Town Council of the Town of Montverde held a public hearing which was advertised in accordance with law and held such public hearing no less than 10 days after the day advertisement was published.

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

SECTION 1. Legislative Findings and Intent. The findings set forth in the recitals above are hereby adopted as legislative findings pertaining to this Ordinance.

SECTION 2. That Section 10-13 of Article I in Chapter 10, Part III (Land Development Code) of the Montverde Code of Ordinances shall be amended to read as follows:

Sec. 10-13. Lot size.

- (a) *Minimum.* All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes, may develop into residential lots less than one acre in size, but must not exceed two residential units per gross acre. ~~shall maintain a minimum residential lot size of one acre, except as provided herein.~~ Right-of-way, utility easements and easements of a similar nature, including right-of-way and easements dedicated to the town or other political subdivisions for public purpose, may be included when calculating the size

of a lot upon the approval of the town council. ~~All property annexed into the town after March 7, 2000, that is subsequently used for residential purposes and which is located in areas accessible to employment and commercial areas as well as being located north and west of Blackstill Lake Road may develop residential lots at less than one acre in size, but may not exceed two residential units per gross acre.~~

- (b) *Compliance with affordable housing provisions set forth in comprehensive plan.* A sufficient amount of land within the town limits shall be designated for affordable housing as required by the town's comprehensive plan. In the event that additional land is needed to meet the affordable housing requirements of the town's comprehensive plan, property annexed into the town after March 7, 2000, may be developed at residential densities consistent with the town's comprehensive plan upon approval of the town council.
- (c) *Effect of ordinance on existing property within the town.* This chapter shall have no effect upon the allowable residential densities or minimum residential lot sizes for property located within the jurisdictional limits of the town as of March 7, 2000. The town's land development regulations and applicable laws shall regulate the uses and development of said property.

SECTION 3. Codification. It is the intent of the Town Council of the Town of Montverde that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in renumbering and codifying the provision of this Ordinance.

SECTION 4. Severability. If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. Conflicts. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this Town, the provision of this Ordinance shall govern.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED by the Town of Montverde, Lake County, Florida this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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



STAFF REPORT

LAND DEVELOPMENT CODE (LDC) AMENDMENT

Public Hearings: Planning & Zoning: September 23, 2025
Town Council: October 21, 2025

Ordinance No.: 2025-59

Applicant: Town of Montverde

Requested Action: The Town seeks to amend the LDC to allow for properties annexed into the Town that are subsequently used for residential purposes to be developed into lots less than one acre in size while still being consistent with the Town's historic development pattern provided development does not exceed two residential units per gross acre.

Staff Determination: Staff finds the amendment consistent with the Town's Comprehensive Plan and recommends approval.

Staff Analysis

LDC Sec 10-13

- 1) Currently, LDC Sec 10-13 only allows for property that is annexed into the Town after March 7, 2000, to maintain a minimum residential lot size of one acre.
- 2) Staff is requesting the Planning and Zoning board to make a recommendation to the Town Council for this Land Development Code (LDC) Amendment. This change will allow the Town to accommodate the annexation of 9 properties, from Lake County into the Town of Montverde, for the purposes of expanding Bella Collina into the Town limits. The proposed Future Land Use for the 9 properties is Single Family Low Density Residential.



STAFF REPORT

Planning & Zoning Motion Considerations: Quasi-Judicial Action

Ordinance 2025-59

1. **Recommend approval** of Ordinance 2025-59.
2. **Recommend denial** of Ordinance 2025-59 on the following reasons inconsistent with the Comprehensive Plan and Land Development Code. [Provide specific reasons for recommendation of denial.]
3. **Continue action** on Ordinance 2025-59 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]

ORDINANCE 2025-60

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM LAKE COUNTY RURAL TRANSITION AND BELLA COLLINA TO TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY RESIDENTIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 9.47 +/- ACRES PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; THE DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Montverde desires to amend the Comprehensive Plan for the Town of Montverde by assigning a future land use designation to the property more particularly described below and amending the future land use map to reflect the assigned future land use designation; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency of the Town of Montverde held a public hearing on this ordinance, which was advertised in accordance with law, and

WHEREAS, the Town Council of the Town of Montverde public hearing has been advertised as required by law for two public hearings with the first public hearing occurring at least 7 days after the first advertisement was published and the second public hearing for adoption of this ordinance occurring at least 5 days after the day of the second advertisement; and

WHEREAS, the Town Council of the Town of Montverde hereby finds and determines that the plan amendment is internally consistent with the Town's Comprehensive Plan; and

WHEREAS, it is in the best interests of the Town of Montverde to amend the Comprehensive Plan for the Town of Montverde as set forth herein.

Now, therefore, it be ordained by the Town Council of the Town of Montverde, Florida:

Section 1. Legislative Findings

The recitals set forth above are hereby adopted as legislative findings of the Town Council of the Town of Montverde.

Section 2. Future Land Use Designation Amendment.

- A. The Property is legally described in **Exhibit A** attached hereto. The location of the property is depicted in **Exhibit B** for visual reference.

The Property consists of 9.47 +/- acres.

- B. That portion of the Future Land Use Element referenced as the Future Land Use Map of the Town of Montverde Comprehensive Plan is hereby amended by changing the Town of Montverde Future Land Use Map designation of the property described in **Exhibit A** (the "Property") from Lake County Rural Transition and Bella Collina and designating the Property on the Future Land Use Map to:

**TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY
RESIDENTIAL**

Section 3. Severability.

Upon a determination that by a court of competent jurisdiction that a portion of this ordinance or the comprehensive plan adopted hereby is void, unconstitutional or unenforceable, all remaining portions shall remain in full force and effect.

Section 4. Scrivener's Errors.

Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 5. Direction to the Town Manager

Upon the Effective Date of this ordinance, the town manager or designee is hereby authorized to amend the comprehensive plan and future land-use map as identified herein after compliance with F.S. 163.3187 and F.S. 163.3184(11).

Section 6. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Adoption

After adoption, a copy hereof shall be forwarded to the Department of Economic Opportunity.

Section 8. Effective Date

This ordinance shall become effective upon the 31st day after adoption unless timely challenged, and then will become effective upon the date a final order is issued by the Department of Economic Opportunities or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes. No development permits or land uses dependent on this amendment may be issued or commence before it has become effective.

BE IT ORDAINED at a meeting of the Town Council of the Town of Montverde, Lake County, Florida, this _____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

EXHIBIT A

Legal Description of Property

Lake County Parcel Id No. 11-22-26-0004-000-10000, Alt. Key No. 1037247

Lake County Parcel Id Nos. 11-22-26-0004-000-04200, and 11-22-26-0004-000-02807; Alt. Key Nos. 3809249 and 1592020

Lake County Parcel Id Nos. 11-22-26-0004-000-02801, 11-22-26-0004-000-03600, 11-22-26-0004-000-02809, 11-22-26-0004-000-02802, and 11-22-26-0004-000-03500; Alt. Key Nos. 1592038, 1592054, 1592071, 1592089 and 1814120

Lake County Parcel Id No. 11-22-26-0004-000-02805, Alt. Key No. 1592101

EXHIBIT B

Map Depicting Property



ORDINANCE 2025-61

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY PUD, AGRICULTURE AND LIGHT INDUSTRIAL AND TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY DCS REAL ESTATE INVESTMENTS, LLC AND WILMINGTON DEVELOPMENT SERVICES INC.; THE REAL PROPERTY IS LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF COUNTY ROAD 455 AND EAST OF BLACKSTILL LAKE ROAD, MONTVERDE FLORIDA; APPROVING WAIVERS; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jonathan P. Huels, Esq., as applicant on behalf of the owner, DCS Real Estate Investments, LLC., requested a rezoning from Lake County PUD, Agriculture and Light Industrial, and Town of Montverde Single-Family Low Density to Town of Montverde Single-Family Residential PUD; and

WHEREAS, the subject properties consist of 67.82+/- acres located, and is more particularly described in **Exhibit "A"** attached hereto; and

WHEREAS, the property has a future land use designation of Single-Family Low Density Residential as shown on the Town of Montverde Comprehensive Plan Future Land Use Map; and

WHEREAS, the proposed zoning is consistent with the future land use designation; and

WHEREAS, all property owners within 600 feet of the Property were provided written notice of requests for this PUD ordinance inclusive of waivers from the Town's Land Development Code; and

WHEREAS, the Town of Montverde Planning and Zoning Board held a public hearing on this ordinance and made a recommendation to the Town Council; and

WHEREAS, the Town has held such public hearing, and the records of the Town provide that the owners of the land affected have been notified as required by law; and

WHEREAS, this Ordinance has been advertised in a newspaper of general circulation in the town no less than 10 days prior to the public hearing.

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

Section 1: Zoning Classification.

That the Property shall be designated as Town of Montverde Single-Family Residential PUD in accordance with Land Development Code of the Town of Montverde, Florida, and this Ordinance.

See attached legal description attached hereto as **Exhibit A.** (the “Property”).

The Property is more particularly depicted in **Exhibit B** attached hereto and incorporated herein.

Section 2: Terms.

The uses of the Property will be limited to those uses specified in this Ordinance and generally consistent with the Preliminary Development Plan attached as **Exhibit C.** To the extent there are conflicts between **Exhibit C** and this Ordinance, this Ordinance will take precedence.

A. Permitted Land Uses.

1. Residential –
 - a. Maximum of 114 single-family dwelling units having a minimum living area of 2,500 square feet exclusive of garages, and exterior covered or screened areas.
 - b. Maximum gross density: 1.68 DU/Acre
 - c. Maximum Impervious Area over entire PUD: 40%
2. Accessory uses directly associated with the single-family dwelling units may be approved by the town manager or designee.
3. Open Space – Minimum 10.17 acres (25%)
4. Any other use of the Property not specified within this PUD will require approval of an amendment to this Ordinance by the Town Council.

B. Lot Development Standards. Lot development shall be as follows:

	Lots 1 – 100	Lots 101-114
Minimum lot size for dwelling units	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7 ½ feet	7 ½ feet

Side yard at corner minimum setback	17 ½ feet	17 ½ feet
Rear yard minimum setback*	20 feet	20 feet
Pool, screen enclosure and/or dwelling	7 ½ feet from any property line	7 ½ feet from any property line
Driveway**	3 feet from side yard property line	3 feet from side yard property line
Accessory Structures (Rear Yard Only)*	7 ½ feet from any property line	7 ½ feet from any property line
AC Pads/pool equipment***	7 ½ feet from any property line	7 ½ feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces, excluding garage	Minimum of two off-street spaces, excluding garage

***Waterfront and wetland lots.** 50' setback for waterfront and wetland lots. All development, including but not limited to fences, sheds, and accessory structures, excluding permitted docks shall adhere to a minimum setback of 50 feet from the delineation of the seasonal high-water elevation or jurisdictional wetland line (whichever line is higher). The seasonal high-water elevation and jurisdictional wetland line shall be established by a qualified professional using soil conditions and vegetative indicators. In ground concrete or fiber glass pools and associated pool decking are permitted within the 50-foot setback but must be at least 25-feet from the seasonal high-water elevation or wetland jurisdictional line (whichever line is higher). Sec. 10-90, Art. III, Ch. 10, LDC.

**** Driveway:** There shall be no development such as hardscape or gravel within this setback. Landscape and sod are the only permissible uses within 3-ft of each property line pursuant to Town code.

***** A/C pads/pool equipment:** May be located either at the rear of the house or within the side setback, excluding side corner setback. May be located within utility easements provided there are no Town underground utilities located within the easement.

Setback not specified: Any setback not specified must be in accordance with the Town of Montverde Land Development Code, as amended.

C. Environmental Requirements.

1. Prior to any development, a current environmental assessment must be submitted to identify impacts to wetlands, habitat, wildlife corridors, flora, and fauna. The environmental assessment must identify the location of nuisance and/or exotic plant species (According to UF-IFAS) and proposed methods to remove these plant species.
2. Development must adhere to all Comprehensive Plan requirements, and except as otherwise specified in this PUD, all Land Development Code regulations, as amended.
3. A 50-ft. buffer created between Tract “B” wetland and Tract “C” open space areas as depicted on Exhibit “C” must be provided. The final drainage plans and calculations must demonstrate the wetland will be protected from erosion and will meet all State water quality, quantity, and wetland protection criteria.

D. Stormwater Management. The stormwater management system shall be designed in accordance with all applicable Town of Montverde and St. Johns River Water Management District (SJRWMD) requirements; as amended. It is the responsibility of the Bella Collina Property Owners Association (“POA”) to maintain all stormwater systems inclusive of drainage easements in perpetuity.

E. Utilities.

1. The provision of potable water must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations. The developer must design, permit and construct at its expense connection to the Town of Montverde’s potable water utility.
2. The provision of wastewater service must be permitted in accordance with Florida Department of Health, Florida Department of Environmental Protection, Town of Montverde Comprehensive Plan and Town of Montverde Code of Ordinance regulations. In lieu of constructing dry utility lines as required by Town code, the developer must design, permit and construct at its expense a Florida DEP approved central wastewater treatment plant that will be turned over to the Town of Montverde to own, operate and maintain.
3. The perimeter of the wastewater treatment plant must include a screen wall, landscape plantings and trees for visual screening.
4. The parties will enter into a utility agreement, if required by the Town, before or simultaneously with preliminary plat approval by Town Council.
5. Each lot must include utility easements in favor of the Town – 5-ft. side, 10-ft. front, and 10-ft. rear.

6. A 10-ft. utility easement between Lots 24-25 for construction of the potable water line shall be provided in favor of the Town to allow the potable water utility to be looped and interconnected between CR 455 and Ridgewood Avenue.
7. Separate meters for irrigation and potable water are required.
8. All homes must be Water Star Certified.

F. Recreation areas.

1. Recreation areas must be allocated on the site in accordance with Policy 1-1.14.1 (C), Montverde Comprehensive Plan.

G. Open space/Impervious Surface Ratio.

1. Minimum open space standard is 25 percent in accordance with Policy 1-1.1.2, Montverde Comprehensive Plan.
2. Maximum area of each individual lot to be covered by impervious surface is strictly limited to 50 percent in accordance with the Town's Comprehensive Plan and LDC.

H. Parking.

1. Parking shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

I. Transportation.

1. Transportation including roads, trails, sidewalks, and access shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, the "Montverde Walks" Plan, and in coordination with Lake County Public Works and Trails, except as otherwise provided in this PUD.
2. All roads within the Property must be designed and constructed in accordance with City of Mount Dora standard providing 2-travel lanes, minimum 11 ft wide travel lanes of asphalt totaling no less than 22-ft with Miami Curb or other curbing approved by the Town's Engineer.
3. Access to and from Ridgewood Avenue is limited to residents only and emergency services via a transponder system, or similar technology.
4. Developer shall be responsible for preparing an updated traffic study at the time of submittal of the Phase I preliminary site plan for review and determination of any necessary improvements and dedication of right-of-way required by Lake County, and shall further be responsible for designing and constructing all transportation improvements based on such study and Lake County requirements, consistent with Florida law. The traffic study methodology must be approved by Lake County and the Town of Montverde. Developer shall be responsible for providing sufficient access for the provision of fire protection and

emergency services as required by the Florida Fire Prevention Code and the jurisdiction(s) having authority.

J. Phasing. The project will be developed in one phase.

K. Lighting.

1. Lighting shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions and must be consistent with “Dark Sky” criteria per the International Dark Sky Association (IDA) standards.
2. HOA is responsible for the costs of the lighting, electrical and maintenance.

L. Signage.

1. Signage shall be constructed in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions.

M. Sidewalks.

1. Developer must construct, at its expense, a continuous 6-ft. wide sidewalk along the south side of Ridgewood Avenue commencing at Lake Street and continuing to the existing sidewalk at Lakemont Avenue, and also along the west side of CR 455 from the existing sidewalk’s termination at Alt. Key 1531713 and continuing to the intersection of CR 455 and Vetta Drive. Developer is not required to remove and replace existing sidewalks. All sidewalks outside of the development must adhere to the Montverde Neighborhood Design Standards & Guidelines.
2. Sidewalks must be constructed inside the development. Internal sidewalks must be no less than 5’ in width and constructed of concrete pavers.

N. Driveways and Road Aprons.

Driveways and road aprons must be constructed in accordance with Section 4-84 of the Montverde Land Development Code.

O. Retaining Walls.

The site is a unique hill side site, with an approximate elevation drop of 100 ft. from north to south with existing slopes of up to 10%. In order to create roads and lots on this hillside retaining walls will be required, with some walls being up to 20ft. in height. In some locations the elevation change will be accomplished by mechanically stabilized earth slopes in lieu of retaining walls. Engineering designs and plans will be provided with the final site construction plans. Approval of the Town’s engineer is required, and will not be unreasonably withheld.

Retaining walls must be located within maintenance easements with the POA responsible for maintenance and need not adhere to the minimum 5 ft. setback set forth by Code, provided approval is obtained from the town manager during construction plan review process.

Any walls which may or may not be required to accommodate a building permit on a specific lot that is not included in the development's infrastructure (construction) plans and approved as part thereof, must be designed and permitted by the individual lot builder, as applicable, and must conform to the required 5-ft. setback.

P. Landscaping.

1. Historic/Heritage trees on the Property must be preserved unless approved for removal by Town Council.
2. Where lots are adjacent to existing residential development, a minimum 10-ft. landscape buffer must be provided. All other landscape buffers must adhere to Exhibit "C".
3. Landscaping shall be accomplished in accordance with the Town of Montverde Neighborhood Standards and Guidelines Manual for New Subdivisions, and shall also include:
 - i. Within each residential lot, no more than 55 percent of the total landscape coverage is permitted to contain turfgrass.
 - ii. All landscape materials throughout the subdivision shall be Florida Friendly landscape materials.
 - iii. Landscape perimeter buffers and landscape in common areas must be comprised of 100 percent Florida native plants.
 - iv. In accordance with Town LDC, the minimum number of trees and shrubs on each lot shall be as follows except as provided below. (1) Florida native canopy tree in the front yard with 4" caliper minimum; (2) Florida native canopy trees in the rear yard 4" caliper minimum; and one more accent tree from the Florida Friendly TM list such as crepe myrtle 2" caliper. Shrubs must be 18" tall at the time of planting. The number of shrubs required in the front yard is based on 50% of the lot width (for example a 60-ft wide lot requires 30 shrubs, a 70-ft wide lot requires 35 shrubs planted in the front yard or within 15' of the front building line of the residence in the side yard. These are intended to be foundational shrubs. The Town Planner shall have flexibility in approving the location of trees and shrubs on a lot, using reasonable professional judgment, as long as each lot contains the required minimum number of trees and shrubs. The POA shall be responsible for ensuring the minimum number of trees required on each lot per the PUD is maintained.

- v. All trees installed for canopy coverage in areas including Right-of-Way, Open Space, and Common Areas must be comprised of 100% Florida native plants. This does not prevent the use of specimen fruit trees in appropriate areas. Trees that grow up to 30' should be planted at least 4' from any sidewalk. Canopy trees that are planted closer than 4' from a sidewalk shall require root barriers, as approved by the Town Planner. Any trees planted in addition to the minimum number of 100 percent Florida Native Florida trees must be classified as Florida Friendly per UF-IFAS.
- vi. Invasive Plant Species (as identified by the USDA Federal Noxious Weed List or UF-IFAS) are prohibited and must be removed from the entire Property prior to construction.
- vii. Irrigation *during first year of landscape plantings*. All landscaping must be irrigated during the first year of being planted to encourage healthy growth of the root system and establishment of the landscaping. The POA shall be responsible for keeping landscaping maintained in the Right-of-Way, Open Space and Common Areas.
- viii. Outreach Materials Landscaping - The developer/builder shall provide an educational brochure as part of the homeowners manual to each homeowner indicating to the homeowner acceptable landscape materials as defined by the Neighborhood Standards and Guidelines Manual for New Subdivisions. The brochure shall include information concerning the use of fertilizers pursuant to the Town's code and proper use recommendations from UF-IFAS.
- ix. Low Impact Development techniques will be used for swales and revegetation throughout the stormwater collection system. The revegetation will focus on establishing native habitats throughout the community.
- x. POA documents must include provisions for maintaining in perpetuity all common area features, stormwater system, and LID elements. The town must review and approve POA documents. Documents must provide a mechanism, such as mandatory reserve accounts to ensure financial sustainability for maintenance as required herein.

Q. Neighborhood Standards and Guidelines Manual for New Subdivisions.

- 1. The development must adhere to all other design criteria within the Neighborhood Standards and Guidelines Manual for New Subdivisions including, but not limited to:
 - i. Low Impact Development (LID) principles in accordance with the Neighborhood Standards and Guidelines Manual for New Subdivisions must be incorporated into the site plan and construction plans prior to the Town's Final Plat approval.

- ii. Fences. Acceptable fencing includes wrought iron or aluminum, picket fences (wood or vinyl), and “Montverde Style” fence. Prohibited fence styles include chain link, wire mesh, wood or vinyl stockade style fences of any size, barbed wire, chicken wire (or similar), field fences, and wire fences of any type or construction with opaque fabric. Fences of any type are discouraged in front yards but permitted so long as they are 4 ft in height or less. Privacy fences are permitted around pools and spas but not on property boundaries.
- iii. Outreach Materials LID – In order for a development to successfully sustain LID and Landscaping techniques planned for installation, it is important for all stakeholders in a project to understand the LID measures and use of native landscapes and each individual’s role to protect the water and landscape environment. Contractors should understand the proper installation methods; builders should understand the value of proper installation and maintenance of the LID measures; and future/ potential property purchasers and owners should be made aware of the value that inclusion of LID in the site design has for the owner, as well as understand the importance of, and ensuring that future maintenance and operation occur.

P. POA Responsibilities for a Conservation Oriented Neighborhood.

1. A printed, bounded, color manual shall be given to each homeowner. The manual shall describe the natural resources within and adjacent to the residential subdivision. At a minimum, but not limited to, the manual shall provide the following. This information must be included in the final plat provided then included in POA documents as an exhibit to the recorded declarations.
 - i. The manual shall inform the homeowners regarding the ecological and hydrologic importance of the buffer areas and easements and the requirement for these areas to remain passive, free from structures and vehicles, and non-native plants. The subdivision’s LID design and intent shall be discussed in this manual.
 - ii. The manual shall provide a list of preferred and prohibited plant and tree species and graphically depict the limits of sod use to a maximum of 55 percent coverage.
 - iii. The manual shall graphically (in color) depict permitted fence types.
 - iv. The manual shall provide information on fertilizer restrictions.
2. Signs shall be installed noting the limits and restrictions of the easements. The signs shall be visible to each lot and shall contain language noting the area as a conservation easement and that no structures or landscaping shall be installed beyond the point of the sign. The signs shall also note that the area is to be maintained by the POA and not the homeowner.

3. A management plan for the open space, shoreline areas and conservation easements must be provided to the Town prior to construction activities. The management plan must be prepared by a qualified conservation biologist who is experienced in managing conservation easements. The plan must provide assurances that perpetual management activities include the on-going removal of any nuisance/exotic vegetative species that may occur.

Section 3: Waivers approved with conditions.

1. Waiver from: Section V.B. Housing Model/Style Variety.

Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments of each model.

No street block should have more than two consecutive single-family homes with the same house model.

Granted with the following conditions:

- a) Each development of 50 or more homes shall have a least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the “ACB”).
- b) Home elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.
- c) The developer shall create a tracking mechanism (such as a spreadsheet or map) which shows compliance. This tracking mechanism must be communicated to and utilized by sales team members.
- d) Where rear and side elevations face any public street, the same requirements applicable to front facades shall be applied.

2. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. a. Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and to protect people and the house from bright sunlight..

Granted with the following conditions:

- a) Overhangs and awnings shall be no less than eighteen (18) inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings and the HERS (Home Energy Rating System) calculation of 75 or below.

3. Waiver from: Section V.E. Architectural Standards. General Architectural Standards for all Homes. e. Garages. i) Where lots are 50 ft. or less in width, garages must be alley-loaded; ii)

A front-loaded lot with side-facing door(s) must incorporate windows and trim on the wall facing the front street; iii) Front-loaded garage lots must randomly alternate the location of driveways in relation to front façade, to avoid repetition; iv) No more than 50 percent of the lots in proposed subdivision (all phases) are permitted to contain front loaded garages; v) Garages must be at a minimum 27 ft x 29 ft interior size.

Granted with the following conditions:

- a) All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. The declarations of covenants, conditions and restrictions for the community must include the following language and also provide that it cannot be changed without the Town's written consent: *Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles.* On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 36" tall at maturity for screening from the view of the street and adjacent lots.

- 6. **Waiver from:** Section V.F. Staying Connected – Walkable Neighborhoods. Internal Sidewalks A minimum of six (6) foot wide concrete sidewalks shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be found contiguous with the right-of-way and property line boundary. Standard right-of-way grade shall provide a maximum elevation of three quarters inch rise per one foot run; beginning from the back of the curb to the intersection point at the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA compliant.

Granted with the following condition:

- a) A minimum five (5) foot-wide sidewalk shall be constructed in Old Castle Appian Napoli concrete pavers along each side of all streets within the gated section of the development. All sidewalks outside of the gated section of the development will require a minimum six (6) foot-wide concrete sidewalk and in adhering to the Montverde Neighborhood Design Standards & Guidelines. All sidewalks, including those internal to the project and constructed of pavers, must comply with ADA requirements.

- 9. Waiver from:** Water Conservation. Consistent with the Town's Comprehensive Plan, for any proposed subdivision having the more than 25 lots; non-potable sources for landscape irrigation must be provided.

Granted with the following conditions:

- a) All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued to the Town by St. Johns River Water Management District ("SJRWMD"). All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoysia or Bahia grass. Micro-irrigation techniques shall be tried in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.
- b) Turf grass (sod) shall not exceed 55 percent of the total landscape coverage of any lot. The sod footprint can be reduced by creating mulched areas planted with Cordgrass (*Spartina bakeri*), a tall, massing grass that is drought tolerant.

Section 5: General Conditions.

- a) No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above described land without first obtaining the necessary approvals in accordance with the Town of Montverde Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- b) This Ordinance will ensure to the benefit of, and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor, and will be subject to each and every condition in this Ordinance.
- c) The transfer of ownership or lease of any or all of the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is

made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Code, as amended.

- d) Action by the Town Code Enforcement Special Master. The Town Code Enforcement Special Master will have authority to enforce the terms and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

Section 6: Consistent with Comprehensive Plan.

That the zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

Section 7 Official Zoning Map.

That the Town Manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the Town of Montverde, Florida, to include said designation consistent with this Ordinance.

Section 8: Severability.

That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 9: Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at a public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 10: Conflict.

That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 11: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the Town Council of the Town of Montverde.

ADOPTED AND APPROVED by the Town Council of the Town of Montverde, Lake County, Florida this ____ day of _____, 2025.

Joe Wynkoop, Mayor

Attest:

Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

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

Exhibits:

Exhibit A – Legal Description

Exhibit B – Map Depicting Property

Exhibit C - Preliminary Development Plan

Exhibit A – Legal Description

Exhibit B – Map Depicting Property

V3 9/19/2025

Exhibit C - Preliminary Development Plan



STAFF REPORT

SMALL-SCALE COMP PLAN AMENDMENT **and RE-ZONING TO PUD**

Public Hearings: Planning & Zoning: September 23, 2025
Town Council: October 21, 2025

Ordinance No.: 2025-60 Comp Plan Amendment
2025-61 Re-Zoning to PUD

Applicant/Owner: Wilmington Development Services, Inc.

Application No.: Z25-000004 & Z25-000005

Requested Actions: The applicant seeks to amend the Comprehensive Plan Future Land Use Map from Rural Transition and Bella Collina to Montverde Single Family Low Density Residential for nine parcels of land currently undergoing an annexation application. The applicant is also seeking a Re-Zoning from Lake County Agriculture, PUD, Light Industrial and Montverde Single Family Low Density to Montverde Single Family Residential PUD.

Staff Determination: Approval is recommended for both actions as they will be consistent with the Comprehensive Plan and Land Development Code (LDC) once the LDC is amended to allow development of annexed lots less than one acre in size. The amendment will allow consistency with the Town's historic development pattern provided development does not exceed two residential units per gross acre.

Subject Property Information

Size: Nine parcels (proposed to be annexed into the Town) will be added to four parcels currently in the Town limits, for a total project size of 67.82 acres.

Location: 16819 Heatherwood Lane, Montverde, FL. 34756

Alternate Key No.'s:

Lake County Parcels: 1037247, 1592038, 1592054, 1592071, 1592089, 1814120, 3809249, 1592020, and 1592101.

Montverde Parcels: 1066557, 1066263, 2615346, and 1037212.



STAFF REPORT

Existing Future Land Use Designations:

Lake County – Rural Transition & Bella Collina
Town of Montverde – Single Family Residential

Existing Zoning Districts:

Lake County - Light Industrial (LM), Agriculture (A), and (PUD)
Town of Montverde – Single Family Low Density (R1L)

Proposed Future Land Designation: Single Family Low Density Residential (SFL)

Proposed Zoning District: Montverde Single Family Residential (PUD)

Adjacent Property Land Use

Direction	Zoning	Existing Use	Comments
North	R1M and R1L	Residential	Within Town Limits
East	Bella Collina	Residential	Lake County
South	Bella Collina	Residential	Lake County
West	Bella Collina	Residential	Lake County

R1M: Single Family Medium Density

R1L: Single Family Low Density

Existing and Proposed Development Standards - Zoning District

	Zoning District	Maximum Density/ Intensity	Maximum ISR	Minimum Open Space
Existing Lake County	LM & A	NA	70%	N/A
Proposed	Montverde Single Family Residential PUD	1.68 DU/Acre	40%	42%

Background Information

In 2005, Ordinance 2005-01 amended the Town of Montverde Zoning Map from Agriculture to Single Family Low Density for the +/- 58 acres identified in this report.

In April of 2025, Ordinances 2025-46, 2025-47, 2025-48, and 2025-49 were presented to P&Z and Town Council (first hearing) for the annexation of nine parcels from Lake County into the Town of Montverde.



STAFF REPORT

Before the properties can be annexed, a Town of Montverde LDC amendment must be approved to allow development of annexed lots that are less than one acre in size. If granted, the +/- 9.5 acres proposed for annexation will be unified with the +/- 58 acres (already within town limits) for a total of +/- 68 acres which are planned to be developed into a 114-lot, gated neighborhood.

On July 22, 2025, the applicant submitted the applications for the Small-Scale Comp Plan Amendment and Re-Zoning to PUD.

Staff Analysis

Sec. 10-9. Review criteria

- (1) The need and justification for the changes are necessary to allow for the proposed Single Family Residential PUD.
- (2) The majority of the project area is zoned R1L. The surrounding property is zoned R1L and R1M.
- (3) There is a minimal amount of undeveloped land left in the town and what remains is primarily zoned R1L. The Future Land Use Map Amendment and Rezoning provide the Town with the opportunity to limit the intensity of development of residential properties.
- (4) The proposed Rezoning is consistent with the Comprehensive Plan policies regarding protection of residential properties from nonresidential development.
- (5) The Town has availability to provide adequate services and facilities.
- (6) To help protect the natural environment, the development will provide for more than the minimum open space required in the Comprehensive Plan.

Sec. 10-56(c). PUD—Planned unit development district.

Site development standards. Unless modified as provided for herein, the standards of conventional zoning districts and the design standards of this LDC shall apply. Revised standards may be approved for a PUD project to encourage creative development when the development proposal demonstrates increased protection of natural resources, improved living environment or increased efficiency of service delivery.



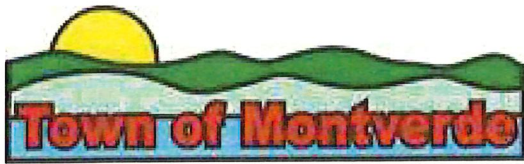
STAFF REPORT

- (1) The project meets the required minimum size of ten acres.
- (2) The project meets the site development standards established for planned unit developments in order to ensure adequate levels of light, air and density to maintain and enhance locally recognized values of community appearance and design, to promote functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, to provide for the orderly phasing of development and otherwise protect the public health, environment, safety and general welfare.

Sec. 10-56(d). PUD—Planned unit development district.

Approval procedures. The review outlined in chapter 6 of this LDC shall be followed for first a preliminary development plan and then a final development plan, which shall be adopted by ordinance. The two steps are designed to allow the applicant to gain review and approval of general concepts prior to the preparation of detailed plans. Subdivision plans and/or site plans are required for each separate section of the PUD.

- (1) *Preliminary development plan.* The applicant has submitted a preliminary development plan with the applications for Small Scale Comp Plan Amendment and Rezoning/PUD. Staff has reviewed the preliminary development plan and provided comments to the applicant. The applicant has requested waivers from the Town's *Neighborhood Standards and Guidelines Manual for New Subdivisions*. These waivers and other requirements for approval have been addressed in Ordinance 2025-61 – Montverde Single Family Residential PUD.



STAFF REPORT

Planning & Zoning Motion Considerations: Quasi-Judicial Action

Ordinance 2025-60

1. **Recommend approval** of Ordinance 2025-60.
2. **Recommend denial** of Ordinance 2025-60. [Provide specific reasons for recommendation of denial.]
3. **Continue action** of Ordinance 2025-60 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]

Ordinance 2025-61

1. **Recommend approval** of Ordinance 2025-61.
2. **Recommend denial** of Ordinance 2025-61. [Provide specific reasons for recommendation of denial.]
3. **Continue action** of Ordinance 2025-61 pending additional information requested by the Planning and Zoning Board. [Provide specific additional information requested.]



STAFF REPORT

Small-Scale Comprehensive Plan Amendment – Map



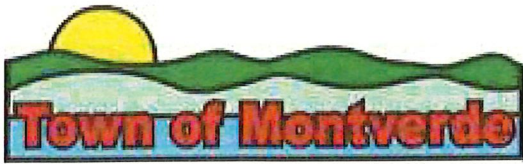
Small-Scale Comprehensive Plan Amendment:

+/- 9.5 Acres

Alt Key Numbers: 1037247, 1592038, 1592054, 1592071,
1592089, 1814120, 3809249, 1592020, and 1592101.

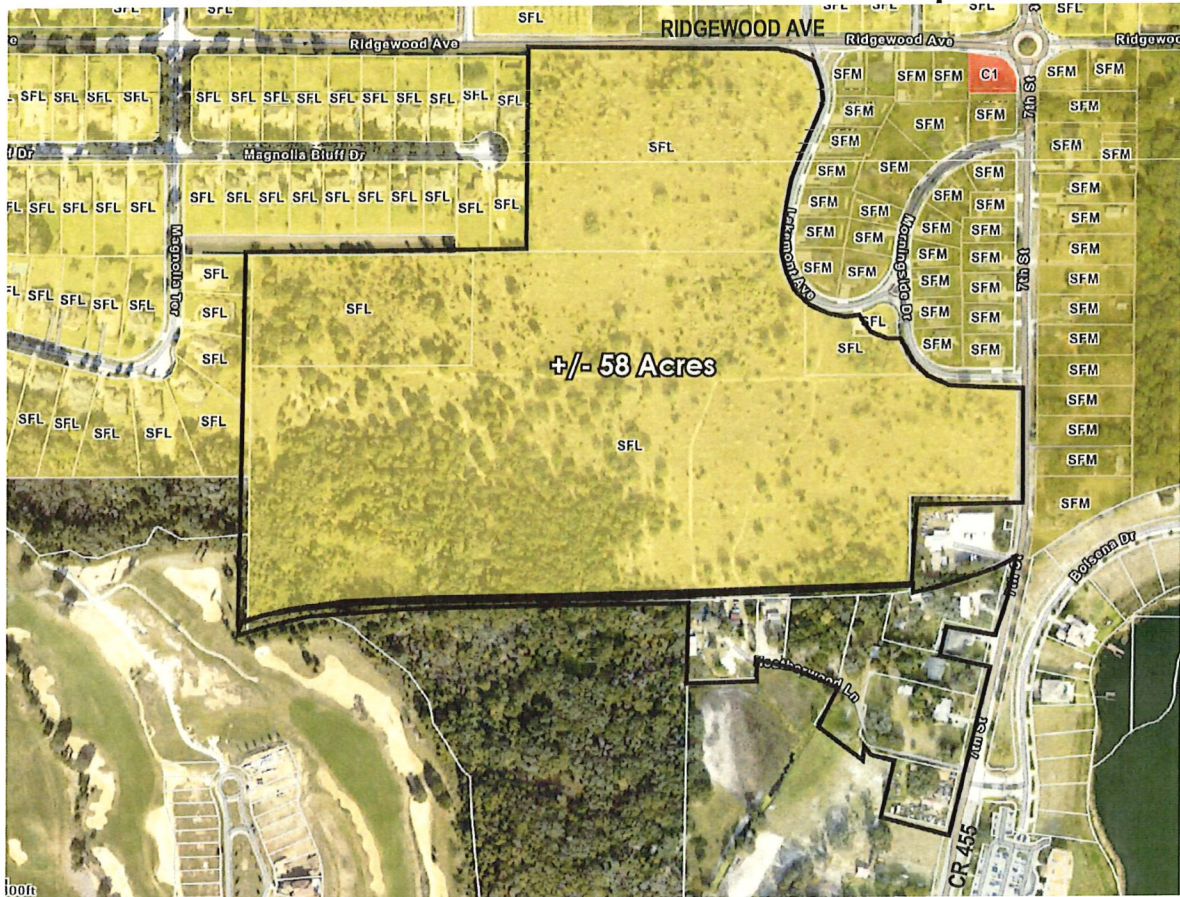
Future Land Use:

Current: Lake County Rural Transition (RT) and Bella Collina
Proposed: Town of Montverde Single Family Low Density Residential



STAFF REPORT

Town of Montverde – Future Land Use Map



+/- 58 Acres:

Alt Key Numbers: 1066557, 1066263, 2615346, and 1037212

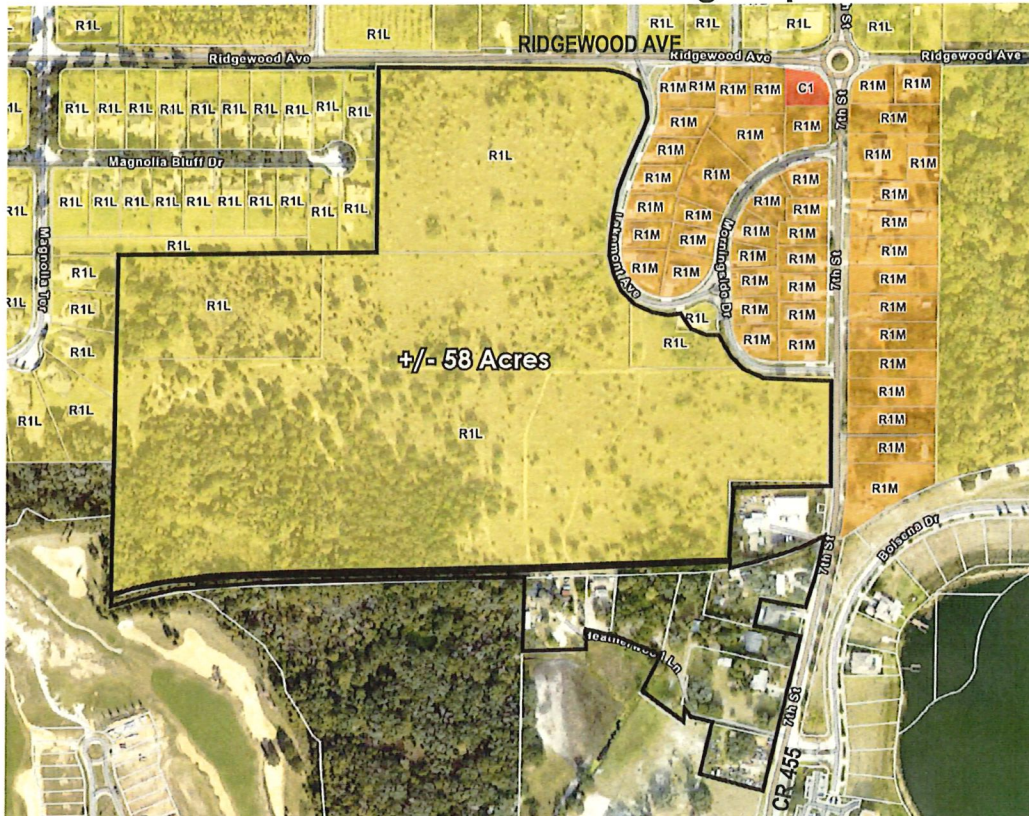
Future Land Use:

Current: Montverde Single Family Low Density (SFL)



STAFF REPORT

Town of Montverde – Zoning Map



Alt Key Numbers: 1066557, 1066263, 2615346, and 1037212

Zoning:

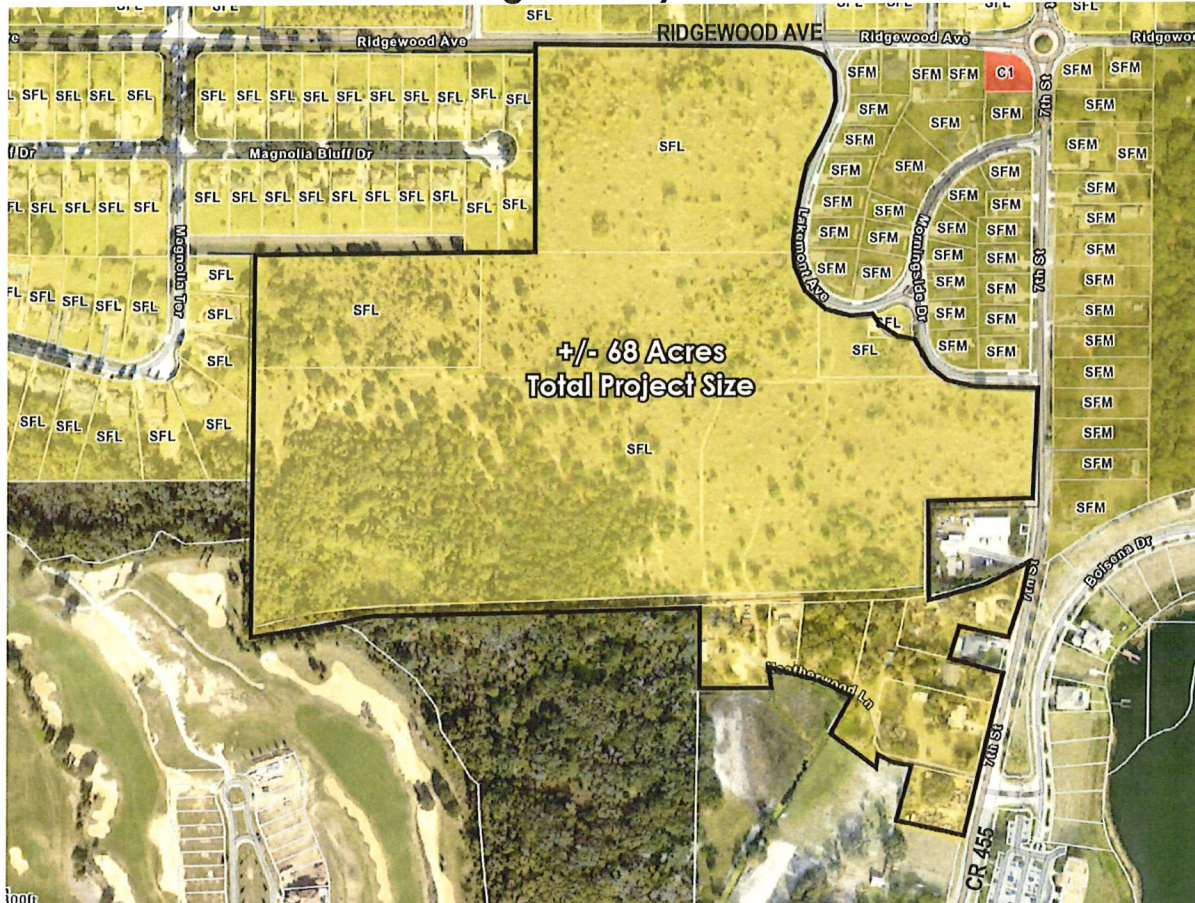
Current: Montverde Single Family Low Density (R1L)

Proposed: Montverde Single Family Residential PUD



STAFF REPORT

Proposed Re-Zoning Map Montverde Single Family Residential PUD



Alt Key Numbers: 1066557, 1066263, 2615346, and 1037212

Alt Key Numbers: 1037247, 1592038, 1592054, 1592071,
1592089, 1814120, 3809249, 1592020, and 1592101.



STAFF REPORT

APPLICATION

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT
AND REZONING
JUSTIFICATION STATEMENT
(Revised)
Montverde Estates**

1. General Data

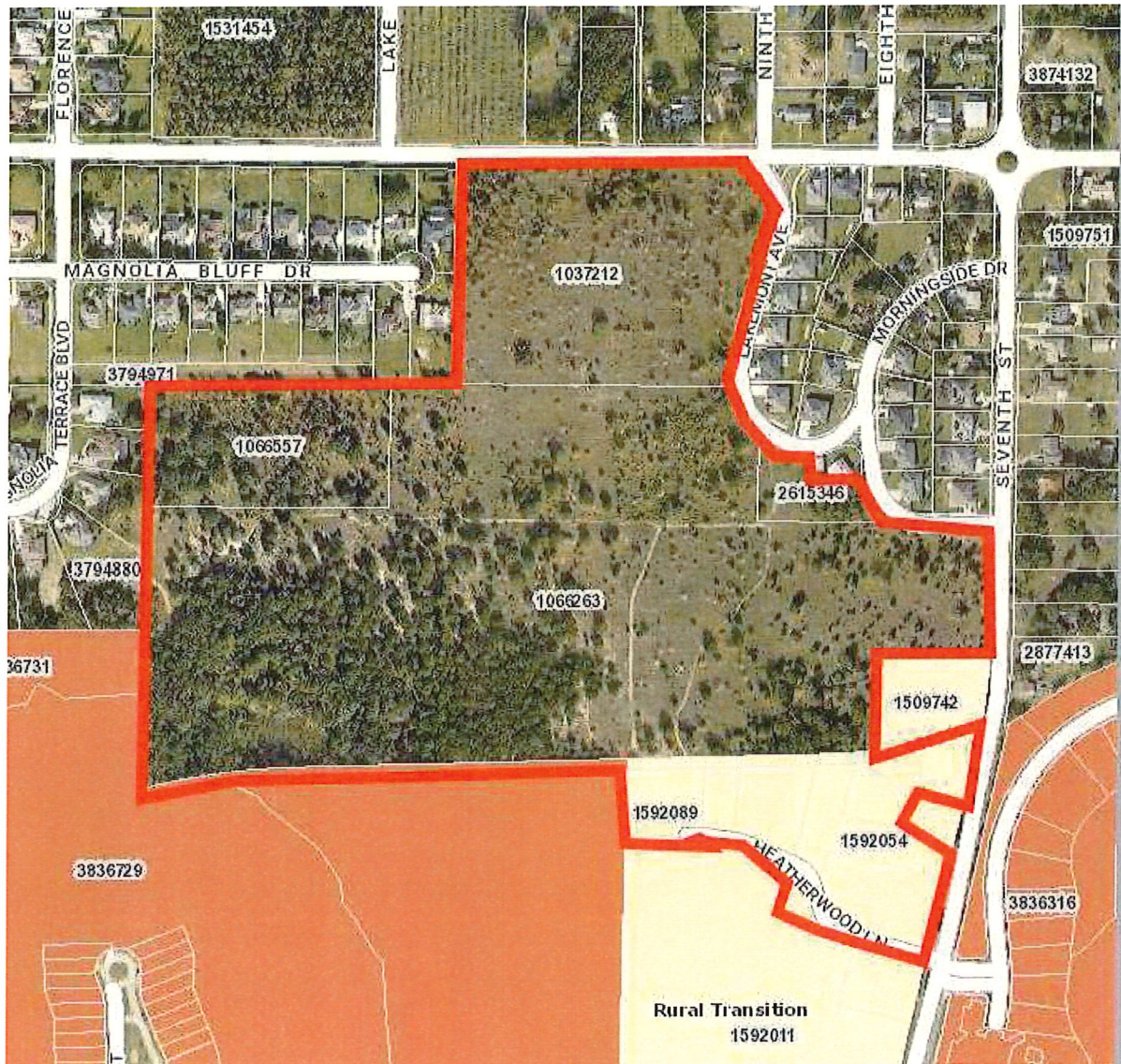
The Subject Property is located in the Town of Montverde, Florida containing approximately 67.78578 acres and generally located in the Montverde area south of Ridgewood Road and west of Seventh Street. An Annexation application has been filed for a portion of the Subject Property consisting of parcels identified as AltKey numbers 3809249, 1814120, 1592071, 1592089, 1592101, 15892020, 1592054, 1592038 and 1037247 (the "Annexation Property"). A Small Scale Comprehensive Plan Amendment is being filed for the Annexation Property (the "Comprehensive Plan Amendment"). Concurrently with the Comprehensive Plan Amendment, a Rezoning application is being filed for the Annexation Property and the following parcels that are currently within the jurisdictional boundaries of the Town identified by AltKey numbers 1037212, 1066557, 1066263, 2615346, (the "Town Property"; together with the Annexation Property, the "Subject Property").

The Comprehensive Plan Amendment and Rezoning will be processed so that they will become effective concurrent with the annexation of the Annexation Property within the jurisdictional boundaries of the Town.

2. Proposed Change

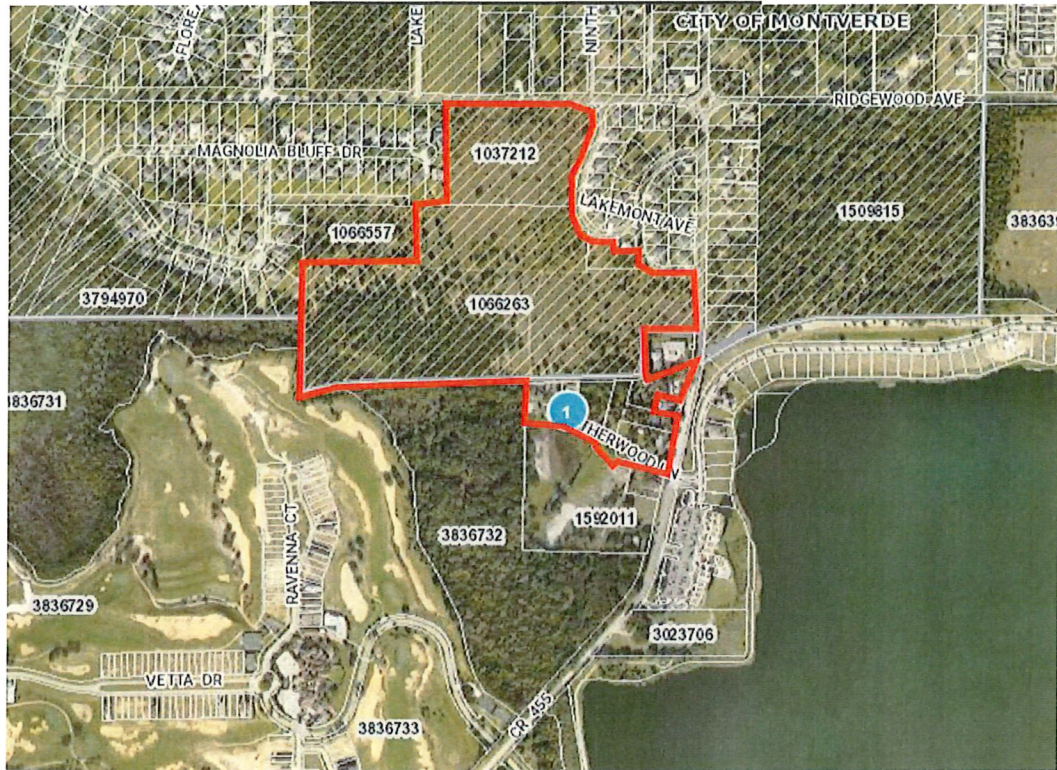
The Comprehensive Plan Amendment is requesting to change the future land use map to change the future land use designations of the Annexation Property from Lake County Rural Transition (RT) to Town of Montverde Planned Unit Development (PUD) (the "Comprehensive Plan Amendment").

LAKE COUNTY FUTURE LAND USE MAP

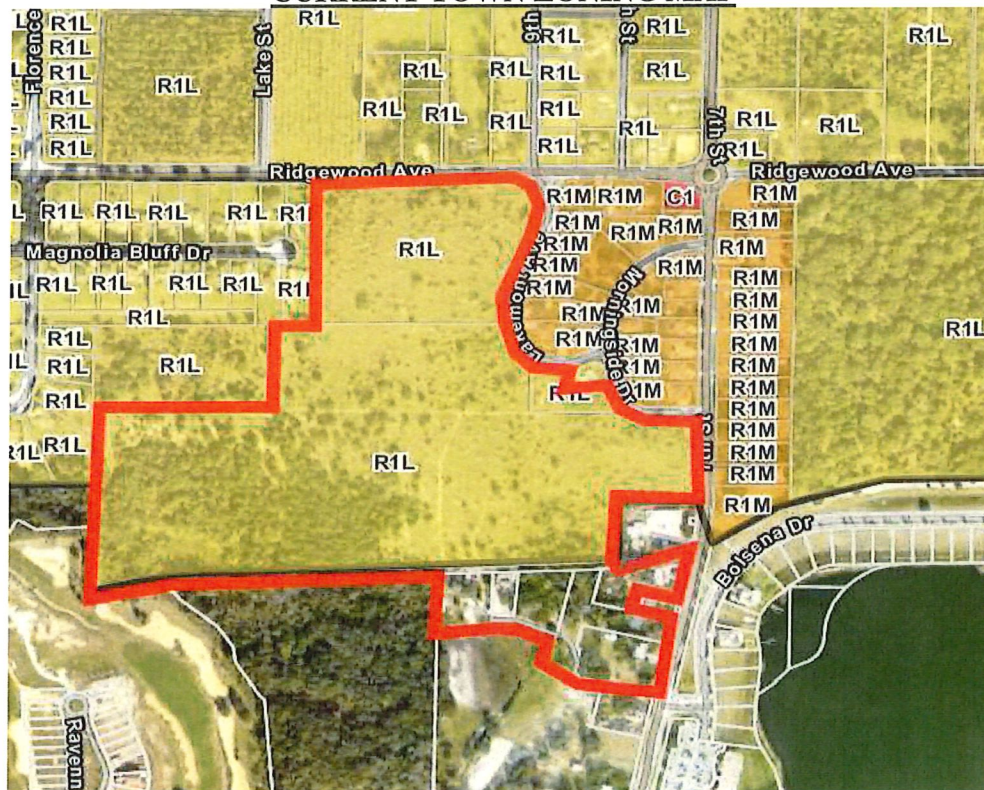


Concurrently with Comprehensive Plan Amendment, the Rezoning application is being submitted seeking to unify the zoning from R1L (Town Single Family Low Density) for the Town Property and LM (County Light Industrial) and A (County Agriculture) for the Annexation Property to PUD (Town Planned Unit Development).

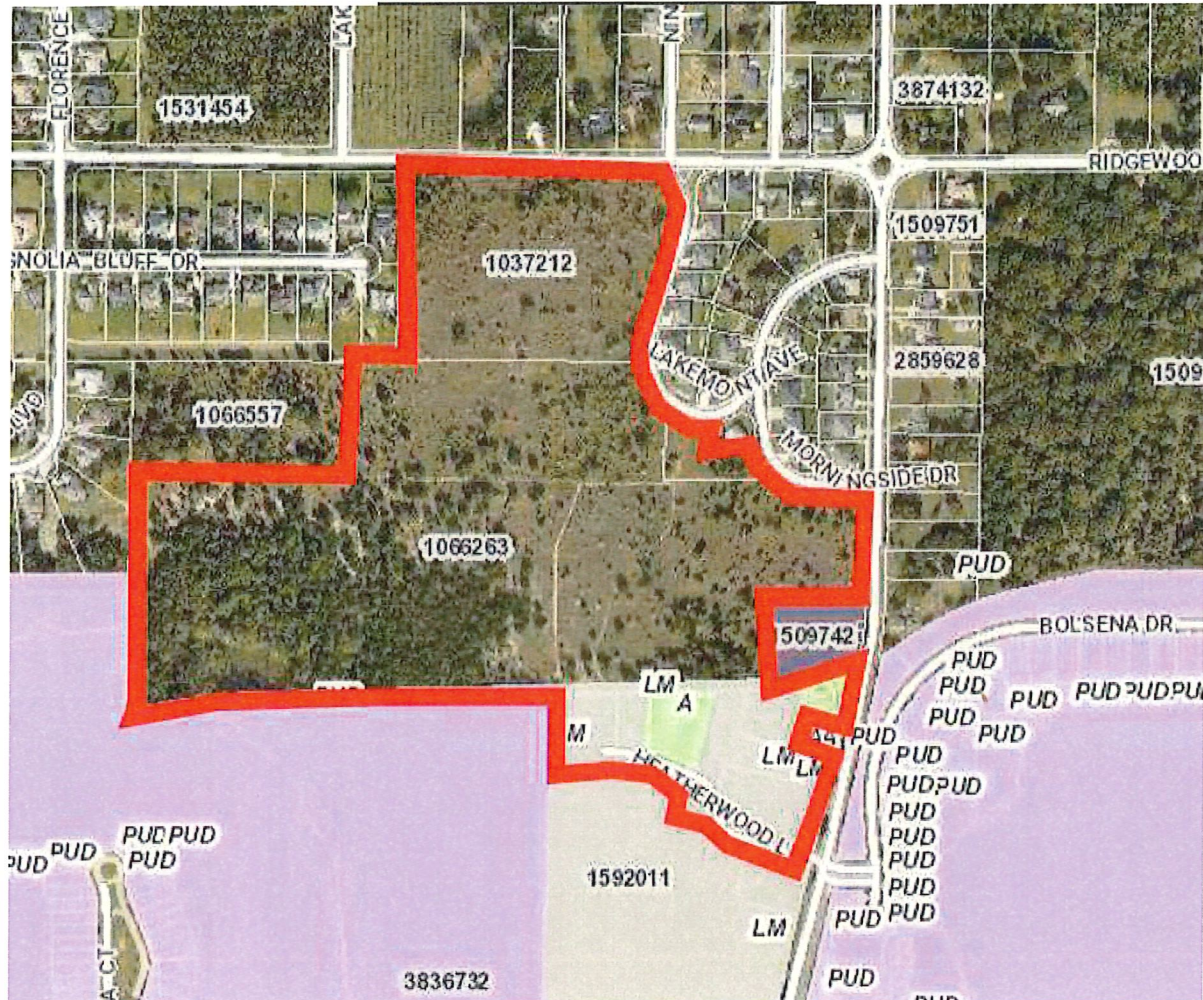
CURRENT TOWN LIMITS MAP



CURRENT TOWN ZONING MAP



LAKE COUNTY ZONING MAP



3. Benefit of Proposed Change

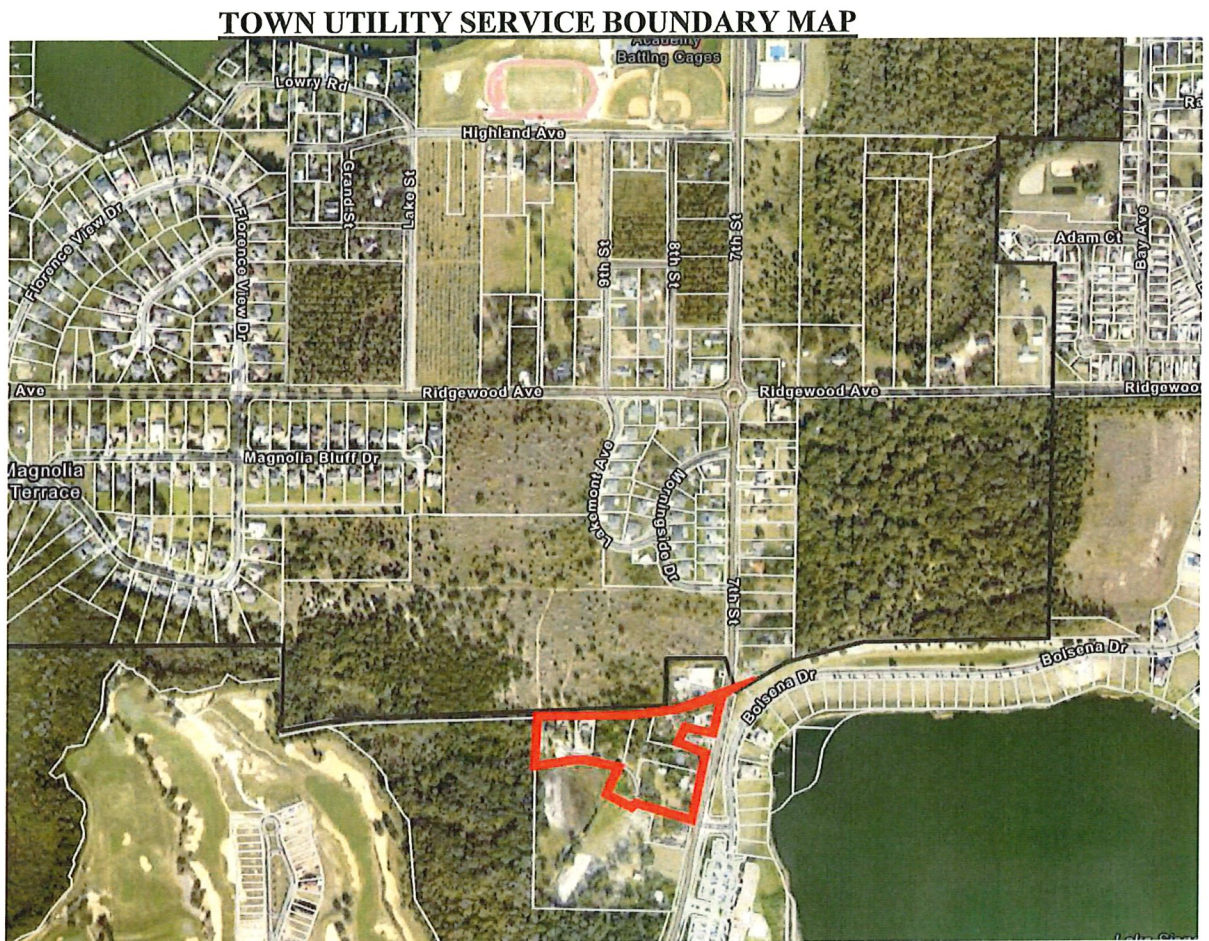
The Subject Property is currently vacant residential or undeveloped parcels located north and east of the Bella Collina. The proposed Comprehensive Plan Amendment and Rezoning would allow the Subject Property to be developed as a master planned single family residential community consisting of 114 homes with dedicated open space and amenities.

4. Compatibility with Land Use

The proposed Comprehensive Plan Amendment and Rezoning is compatible with the surrounding area. The proposed master planned residential community is consistent with the adjacent residential land uses including Magnolia Terrace and Morningside Park Subdivisions. The Bella Collina community lies adjacent property and south of Subject Property and includes residential and commercial uses.

5. Infrastructure and Services

Potable Water and Fire Protection Water: Upon approval of the annexation, the entire Subject Property will be within the Town Limits and the service area of the City of Montverde, the property will access existing water lines located on CR 455 and on Ridgewood Ave. The project will include a looped water line with interconnection to existing water mains on both Ridgewood Ave. and at the CR 455 / Morningstar Drive intersection. The property will receive wastewater service through a central wastewater plant located onsite.



Roads and Drainage: The roadways and drainage system within the Subject Property will be owned and maintained by the Private Homeowners / Property Owners Association.

Police and Emergency Services: The Subject property will be served by Lake County and / or City of Montverde Police and Emergency Services per existing areas of service and cooperative service agreements may require.

Schools: School age students within the community will be eligible for enrollment in Lake County Public Schools.

Impact on Natural Environment: Subject Property is currently partially wooded undeveloped pastureland and also includes existing rural residential homes that will be redeveloped consistent with design standards of the R1L zoning regulations and the Town of Montverde Neighborhood Standards & Guidelines Manual for New Subdivisions with minimal variances the comply with Florida Energy Efficiency Code for Buildings the SJRWMD and the Bella Collina Property Owners Association Architectural Control Board ("ACB"). These new single-family homes will be connected to a central water / sewer system reducing contamination of nearby water bodies from agricultural runoff and leaking septic tanks. Open space with be provided with conservation easements, upland buffers and passive open space as well as stormwater ponds to ensure protection of the natural environment. Landscaping including trees, shrubs and grass with comply with materials and design specifications set forth in the ACB Guidelines, Rules and Regulations to safeguard wildlife habitats and the natural environment.

6. Conclusion

The Applicant requests an amendment to the Montverde Comprehensive Plan to change the existing FLU designations for the Annexation Property from County Rural Transition and a concurrent rezoning of the entire Subject Property to unify the zoning designations for the Annexation Property from County Light Industrial/Agriculture and the Town Property from Montverde R1L(single family low density) to Montverde PUD. The PUD will establish specific design and performance criteria for a master planned residential community consisting of 114 detached single-family homes with dedicated open space and amenities at a maximum density of 2 du/acre (gross) to ensure compatibility with the surrounding neighborhoods.

VARIANCES FROM THE TOWN OF MONTVERDE NEIGHBORHOOD STANDARDS & GUIDELINES MANUAL FOR NEW SUBDIVISIONS

SECTION IV(B): HOUSING MODEL / STYLE VARIETY

- Each development of 50 or more homes shall have at least seven (7) models with at least three (3) variations and material treatments for each model. Each development of 50 or more homes shall have at least four (4) models with three (3) variations and material treatments for each model which will be individually approved by the Bella Collina Architectural Control Board (the "ACB").
- No street block should have more than two consecutive single-family homes with the same house model. House elevations, roof style & color and main house body color schemes shall not be duplicated within four (4) homes of each other, both on the same side of the street and across the street.

E. ARCHITECTURAL STANDARDS

- General Architectural Standards for all Homes
- Overhangs and awnings shall be no less than two (2) feet deep to function as an energy conservation measure and protect people and the house from bright sunlight. Overhangs and awnings shall be no less than 18 inches in addition to all homes meeting the 2023 Florida Energy Efficiency Code for Buildings.

E. ARCHITECTURAL STANDARDS

- General Architectural Standards for all Homes
- Garages
- Where lots are 50-ft. or less in width, garages must be off-street.
- A front-loaded lot with side-facing door(s) must incorporate windows and trim on the wall facing the front street.
- Front-loaded garage lots must randomly alternate the location of driveways in relation to front facade to avoid repetition.
- No more than 50 percent of the lots in proposed subdivision (at phases) are permitted to contain front-loaded garages.
- Garages must be at a minimum 27' x 27' interior size.

All residential dwellings shall include a garage adequate to park at least two (2) large-sized automobiles. All garages shall be constructed of the same exterior materials and colors as the main structure. Garages shall not be used for any purposes which may prevent the daily use of the garage for the primary purpose of parking at least two (2) operating automobiles. On larger lots as defined by the ACB, garage doors facing the front street will be highly discouraged. Garage doors that face the street shall be of unique design, finish, and material, as specifically submitted to and approved by the ACB. All garage doors must be decorative including the use of glass inserts. Full glass garage doors are permitted with ACB approval. Any garage windows in garage walls visible from the street, public right-of-way or adjoining property shall have interior coverings that are consistent with the window coverings inside the house and plantings that are a minimum of 36" tall at maturity for screening from the view of the street and adjacent lots.

F. STAYING CONNECTED - WALKABLE NEIGHBORHOODS

- Infused Sidewalks - A minimum six (6) foot-wide concrete sidewalk shall be constructed along each side of all streets. Each sidewalk shall be located within and in parallel alignment with the street right-of-way. The back of the sidewalk shall be land contiguous with the right-of-way and properly line boundary. Standard right-of-way grade shall provide a maximum elevation of three-quarters inch rise per one foot run, beginning from the back of the curb to the intersection point of the front of the sidewalk. All sidewalks shall have handicapped access at all intersections and be ADA-compliant. A minimum five (5) foot-wide sidewalk shall be constructed in Old Castle Applan Napoli concrete pavers along each side of all streets within the gated section of the development. All sidewalks outside of the gated section of the development will require a minimum six (6) foot-wide concrete sidewalk.

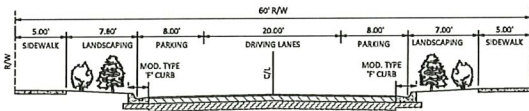
G. Water Conservation

- Consistent with the Town's Comprehensive Plan, for any proposed subdivision having more than 25 lots, non-potable sources for landscape irrigation must be provided. All Owners, Builders and subcontractors are required to abide by the water restrictions when planning, planting and modifying landscaping or irrigation systems. The total area of irrigation may not exceed the allowable area per the consumptive use permit issued by St. Johns River Water Management District ("SJRWMD"). Each home will have an automatic irrigation system that is monitored and controlled by the Bella Collina Property Owners Association (the "POA"). In an effort to conserve water, SJRWMD has established water conservation requirements for all water usage within the development, which will be enforced by the POA. In order to enforce these water conservation requirements, the POA has developed a list of conditions and restrictions for water usage by owners. If an owner fails to comply with these conditions and restrictions, then the water service to that owner's property shall be terminated and shall remain terminated until owner complies with all conditions and restrictions. All plans and specifications submitted for final approval whether new construction or modification shall include evidence of compliance with the provision. Low volume toilets and showerheads must be incorporated into all residential plumbing systems. In the event that SJRWMD declares a water shortage, all Owners must adhere to the water shortage restrictions issued by SJRWMD. The soil amendments such as Profile and Command soil, or equivalent, shall be incorporated into the cleared portion (plantings and sod) of all residential lots. The application of soil amendments shall conform to the manufacturer's recommendation. St. Augustine grass shall not be planted. Owners shall use drought tolerant Zoysia or Bahia grass. Micro-irrigation techniques shall be used in locations where they can be used efficiently, such as in planting bed areas. Irrigation systems shall be zoned according to plant water requirements. Irrigation systems shall be designed to prevent over-spraying onto impervious surfaces (such as driveways and sidewalks). Irrigation systems shall incorporate an automatic shut-off rain sensor. All residential landscape plans must be certified upon delivery by a Florida registered landscape architect and must be submitted to the ACB for review. All residential landscape plans must be approved by the ACB before commencement of work. All residential landscaping shall comply with the Landscape Materials List and Guidelines and Lot Landscape Specifications set forth in the ACB Guidelines, Rules, and Regulations.

Montverde Estate PD Zoning Standards:

- Permitted uses. The following are permitted uses in this zoning district:
 - Single-family dwelling units having a minimum living area of 2,500 square feet exclusive of garages, and exterior covered or screened areas.
- Lot development standards:

	Lots 1-100	Lots 101-114
Minimum lot size for buildings	9,800 square feet	7,800 square feet
Minimum lot width at building setback	70 feet	60 feet
Minimum street frontage lot width (Lots on a corner)	50 feet	50 feet
Maximum lot coverage	65%	65%
Front yard minimum building setback	20 feet	20 feet
Adjacent to SR 455, minimum building setbacks	35 feet	35 feet
Side yard minimum building setback	7 1/2 feet	7 1/2 feet
Side yard at Corner minimum setback	17 1/2 feet	17 1/2 feet
Rear yard minimum setback	20 feet	20 feet
Pool, screen enclosure and / or decking	7 1/2 feet from any property line	7 1/2 feet from any property line
Driveway	3 feet from property line.	3 feet from property line.
Accessory Structures (Rear Yard Only)	7 1/2 feet	7 1/2 feet
AC Pads / pool equipment	7 1/2 feet from any property line	7 1/2 feet from any property line
Maximum building height	Two stories or 35 feet	Two stories or 35 feet
Parking, residential	Minimum of two off-street spaces	Minimum of two off-street spaces



60' TYPICAL STREET R/W

SCALE: NTS



TOWN OF MONTVERDE
Concurrency Management Review System

1. Owner's Name: Wilmington Development Services, Inc./DCS Real Estate Investments, LLC
Address: 505 S. Flagler Dr., Ste. 900, West Palm Beach, FL 33401
Phone: _____
2. Applicant's Name: Jonathan P. Huels, Esq., Lowndes
Address: 215 N. Eola Dr., Orlando, FL 32801
Phone: 407-418-6483

(A notarized letter of authorization to act on the behalf of the owner must be submitted if the applicant is not the owner.)

PROPERTY INFORMATION

Project Name: Montverde Estates
Project Address: See attached parcel list.
Tax Identification Number: See attached parcel list.

In addition, attach a copy of the site's legal description.

Gross Acreage: 67.78574 ac. Area of Development: 9.47 acres
Existing Zoning: LM and SFL (County) Existing Land Use: Vacant residential; non-agricultural
Proposed Zoning: PUD Proposed Land Use: R1L
Existing Use on Site: Undeveloped land
Proposed Use on Site: Single family detached houses

Is concurrency application related to a specific project? xx YES _____ NO

Have plans been submitted for this project? _____ YES xx NO

Please indicate what type of project is being submitted:

[] Conceptual Review:

_____ Plan Amendment	_____ Rezoning
_____ Preliminary Subdivision	_____ Preliminary Site Plan
_____ Amendment to Future Land Use	_____ Conditional Use
_____ Preliminary Development Plan	

[X] Preliminary Development Review:

<u>xx</u> _____ Plan Amendment *	_____ Rezoning
_____ Preliminary Subdivision	_____ Preliminary Site Plan

* Proposed text amendment to allow for the development of 136 single family residential homes at a maximum density of 2 du/acre (gross).

xx Amendment to Future Land Use _____ Conditional Use
_____ Preliminary Development Plan

[] Final Development Review:

_____ Final Site Plan _____ DRI
_____ Change in Use _____ Final Plan & Plat
_____ Building Permits

Is there a parent project with a previously issued Certificate of Capacity?
_____ YES xx NO

If YES, what is the project name? _____

Certificate Number _____ Expiration Date _____

RESIDENTIAL PROJECTS ONLY:

Total Acreage of Project: 67.785 ac Total Number Dwelling Units: 114 SF units

	<u>Proposed</u> <u>Month/Year</u>	<u>Total No SF</u> <u>Units</u>	<u>Total No MF</u> <u>Units</u>
Phase I:			
_____ Use #1	_____	_____	_____
_____ Use #2	_____	_____	_____
_____ Use #3	_____	_____	_____
Phase II:			
_____ Use #1	_____	_____	_____
_____ Use #2	_____	_____	_____
_____	_____	_____	_____

Use #3

TRANSPORTATION

All projects must submit a transportation impact study with this application. The methodology for the study must be approved by the Town prior to submittal with the application

The applicant must reapply for this test if a completed plan application is not submitted within sixty (60) days of these test results.

The applicant understands that there are no express, no implied, vested rights granted by the submission of or acceptance by the Town of this application, and only after all of the requirements of this application have been met will the Town of Montverde review this application.

Signature of Applicant

Date

Small Scale Comprehensive Plan
Parcel List

ALTKEY	ACREAGE	PARCEL ID	PARCEL ADDRESS	OWNER	CURRENT FLU:	CURRENT ZONING:	PROPOSED ZONING
3809249	0.05497565	11-22-26-0004-000-04200	Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1814120	1.0093033	11-22-26-0004-000-03500	16819 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592071	0.35616099	11-22-26-0004-000-02809	16801 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592089	1.14460929	11-22-26-0004-000-02802	16739 Heatherwood Lane	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592101	0.78333324	11-22-26-0040-000-02805	16309 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592020	1.57905314	11-22-26-0004-000-02807	16333 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592054	1.92180506	11-22-26-0004-000-03600	16345 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1592038	1.24362147	11-22-26-0004-000-02801	16411 C.R. 455	Wilmington Development Services, Inc	Lake Co.-RT	Lake Co-LM	R1L
1037247	1.378578	11-22-26-0004-000-10000	Old Railroad Site	DCS Real Estate Investments, LLC	RT/PUD	Lake Co-LM	R1L
	9.47144014	TOTAL COUNTY ACREAGE					



STAFF REPORT

ADVERTISING INFORMATION



NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a property requesting a Small-Scale Comprehensive Plan Amendment (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

The Town of Montverde Planning and Zoning Board will hold a public hearing on **Tuesday, September 23, 2025, at 6:30 p.m.**, and the Town Council will hold a public hearing on **Tuesday, October 21, 2025, at 6:30 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

ORDINANCE 2025-60

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA, AMENDING THE TOWN OF MONTVERDE'S COMPREHENSIVE PLAN PURSUANT TO 163.3187, FLORIDA STATUTES, BY AMENDING THE COMPREHENSIVE LAND-USE PLAN DESIGNATION FROM URBAN MEDIUM AND RURAL TRANSITION TO TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY RESIDENTIAL ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF 9.47 +/- ACRES, PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; THE DIRECTING THE TOWN MANAGER TO AMEND SAID COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

Paul Larino, Town Manager
Town of Montverde

LOCATION MAP



Alt Keys: 1037247, 3809249, 1592020, 1592038, 1592054, 1592071,
1592089, 1592101, 1814120

Heatherwood Lane & CR 455
Montverde, FL



NOTICE OF PUBLIC HEARINGS

You are receiving this notice because you own property within 600-feet of a property requesting to change the zoning to Single Family Residential PUD (see below). The Town of Montverde is required by law to notify you of the upcoming public meetings. If you have no questions, or do not wish to attend these meetings, you may disregard this notice. No action is required of you.

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ORDINANCE 2025-61

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE, PUD, AND LIGHT INDUSTRIAL AND TOWN OF MONTVERDE SINGLE FAMILY LOW DENSITY TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY DCS REAL ESTATE INVESTMENTS, LLC AND WILMINGTON DEVELOPMENT SERVICES INC.; THE REAL PROPERTY IS LOCATED SOUTH OF RIDGEWOOD AVENUE, WEST OF COUNTY ROAD 455 AND EAST OF BLACK STILL LAKE ROAD, MONTVERDE FLORIDA; APPROVING WAIVERS; DIRECTING THE TOWN MANAGER TO AMEND THE ZONING MAP AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; APPROVING VARIANCES FROM TOWN CODE WITH CONDITIONS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

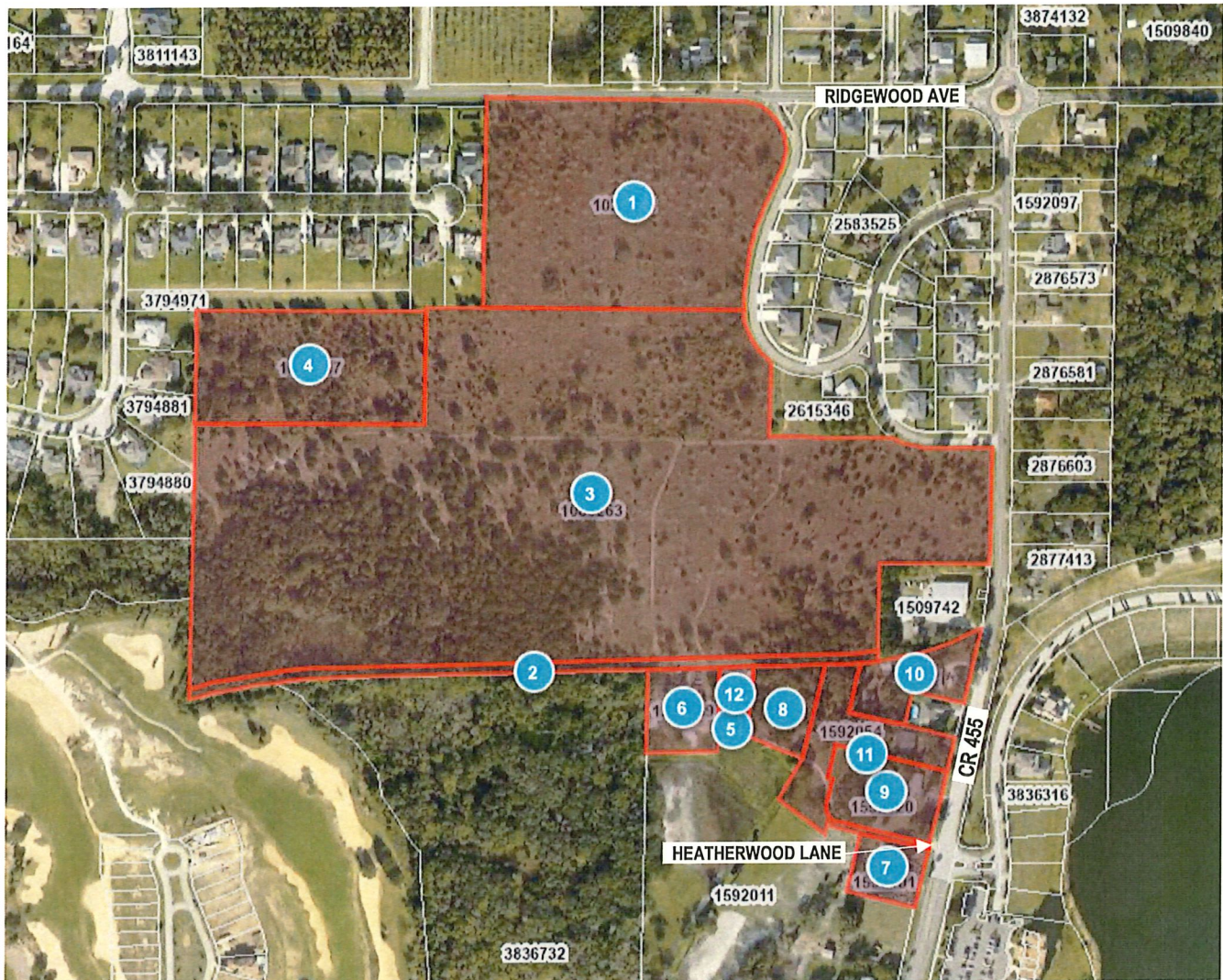
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Paul Larino, Town Manager
Town of Montverde

LOCATION MAP



Heatherwood Lane & CR 455
Montverde, FL

Alt Keys: 1037247, 3809249, 1592020, 1592038, 1592054,
1592071, 1592089, 1592101, 1814120, 1066557, 1066263, 1037212.

1603955 ONTARIO LIMITED INC 362 ELMGROVE DR ONTARIO, CANADA N8N 3S4	320REI INC 3813 GREYSTONE LEGEND PL OVIEDO, FL 32765	ADAMS MICHAEL J & SHELLEY R 16735 RIDGEWOOD AVE MONTVERDE, FL 34756
ALAY LUDGER H & ROSALINDA G 16645 MAGNOLIA TER MONTVERDE, FL 34756	ALLAN M DE LA CONCHA TRUST 16615 SEVENTH ST MONTVERDE, FL 34756	ALTMAN DAVID W & SHERRY W 16406 MAGNOLIA BLUFF DR MONTVERDE, FL 34756
ANGELA M HAMILTON REVOC TRUST 16430 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	AVANTIME INTERNATIONAL LLC 100 BAYVIEW DR UNIT 505 SUNNY ISLES BEACH, FL 33160	BAKER KEVIN J & CHERYL D 16716 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756
BANAS BRITTANIE N 16623 SEVENTH ST MONTVERDE, FL 34756	BARISANO JONATHAN & JESSICA 16550 MORNINGSIDE DR MONTVERDE, FL 34756	BARRETO GUILHERME L & GISELE C 17121 COLLINS AVE UNIT 1101 SUNNY ISLES BEACH, FL 33160
BEERS KEVIN M & KELSEY C 15817 VETTA DR BELLA COLLINA, FL 34756	BELLA COLLINA POA INC 1631 E VINE ST STE 300 KISSIMMEE, FL 34744	BELLA COLLINA TOWERS LLC 217 PERUVIAN AVE STE 2 PALM BEACH, FL 33480
BELTRAM ANDREA & DANIEL G 102 W HIAWATHA ST TAMPA, FL 33604	BENNETT AMY L & RAYMOND 16300 COUNTY ROAD 455 UNIT 616 BELLA COLLINA, FL 34756	BLOSSOMS INVESTMENT PROP LLC PO BOX 560619 MONTVERDE, FL 34756-0619
BLUE WATER MINING LLC 7410 30TH CT VERO BEACH, FL 32967	BOSWORTH BRUCE A & JO ANN LE 16625 MORNINGSIDE DR MONTVERDE, FL 34756	BOYD RICHARD L & CHERYL L 16830 RIDGEWOOD AVE MONTVERDE, FL 34756
BOYLE BRYANT D & STEPHANIE 16700 MAGNOLIA TER MONTVERDE, FL 34756	BRAGA ROMULO J & 16300 COUNTY ROAD 455 N, #303 MONTVERDE, FL 34756	BRIGHT SIDNEY & ROBIN 16431 MAGNOLIA BLUFF DR MONTVERDE, FL 34756
BROGAN RYAN M & YVETTE M 1051 WAX MYRTLE AVE MINNEOLA, FL 34715	BROWN NICOLAS & AMY BENSON 16300 COUNTY ROAD 455 RD 716 MONTVERDE, FL 34756	BRUFF NORMA 16300 COUNTY ROAD 455 UNIT 206 BELLA COLLINA, FL 34756
BURDEN TERRY A & PAMELA S PO BOX 560163 MONTVERDE, FL 34756-0163	BURDEN TERRY A ET AL PO BOX 560163 MONTVERDE, FL 34756-0163	BURTON KYLE & SARA 16300 COUNTY ROAD 455 UNIT 601 BELLA COLLINA, FL 34756

<p> BWJ LLC 11030 ULLSWATER LN WINDERMERE, FL 34786 </p>	<p> CARAIBA FLORIDA TRUST 16300 COUNTY ROAD 455 UNIT 512 MONTVERDE, FL 34758 </p>	<p> CAROL A PREVOST REVOCABLE LIVING TRUST 28296 CARLTON WAY DR NOVI, MI 48377 </p>
<p> CARPENTER MICHAEL & ANTONETTE 16300 COUNTY ROAD 455 UNIT 201 BELLA COLLINA, FL 34756 </p>	<p> CARROLL JOHN B 17638 GLADYS ST MONTVERDE, FL 34756 </p>	<p> CASTAGNINO JOSEPH F 108 TIMBER RIDGE HARMONY, PA 16037 </p>
<p> CHABERT BARRETO ASTRID M & ENRIQUE A SANTIAGO 16424 MAGNOLIA BLUFF DR MONTVERDE, FL 34756 </p>	<p> CLINKSCALES FRANCES H & PHILLIP 122 SEA MARSH RD AMELIA ISLAND, FL 32034 </p>	<p> COLEMAN ANDREA 16546 SEVENTH ST MONTVERDE, FL 34756 </p>
<p> CORDOVA KEITH R & DIANA C 16413 MAGNOLIA BLUFF DR MONTVERDE, FL 34756 </p>	<p> CORREY TIM & REGINA L MAZAK 16751 RIDGEWOOD AVE MONTVERDE, FL 34756-3429 </p>	<p> CREECH JEFFREY & 16823 8TH ST MONTVERDE, FL 34756-0856 </p>
<p> DAVID L BOSTWICK & SUAN D THOMPSON JOINT REV TRUST 16816 LAKEMONT AVE MONTVERDE, FL 34756 </p>	<p> DCS CAPITAL INVESTMENTS LLC 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401 </p>	<p> DCS REAL ESTATE INVESTMENT LLC 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401-5948 </p>
<p> DE CLERCQ ANDREW & TINA 16540 MORNINGSIDE DR MONTVERDE, FL 34756 </p>	<p> DE FRAIN ERIC M & JO ANN 9 CHEDWORTH WAY ARDEN, NC 28704 </p>	<p> DE MORAES BARROS ANTONIO C 16300 CR 455 MONTVERDE, FL 34756 </p>
<p> DEBORAH J PERLET REV TRUST 16412 MAGNOLIA BLUFF DR MONTVERDE, FL 34756 </p>	<p> DELANEY DEBRA C TRUSTEE 16724 MAGNOLIA TER MONTVERDE, FL 34756-3512 </p>	<p> DELISLE ERIC B 16829 RIDGEWOOD AVE MONTVERDE, FL 34756 </p>
<p> DI STEFANO JOSEPH & DOROTHY 231 IDA RED LN ROCHESTER, NY 14626 </p>	<p> DOSS JAMES E & ERIKA 16300 COUNTY ROAD 455 UNIT 413 MONTVERDE, FL 34756 </p>	<p> DOWLING KEVIN M & GLORIA D 16338 MAGNOLIA BLUFF DR MONTVERDE, FL 34756 </p>
<p> DU SIHAI & BAIWEI FU 1318 236TH PL NE SAMMAMISH, WA 98074-7296 </p>	<p> DWYER MATTHEW D & PAMELA A 16653 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756 </p>	<p> ELDRIDGE JOHN & KERRY 16436 MAGNOLIA BLUFF DR MONTVERDE, FL 34756-3507 </p>
<p> ELLIS JEFFREY A & ANGELA M 16419 MAGNOLIA BLUFF DR MONTVERDE, FL 34756 </p>	<p> EMTIAZ MAHMOUD TRUSTEE 27982 LORETHA LN LAGUNA NIGUEL, CA 92677 </p>	<p> EQUITY TRUST COMPANY CUST. 15928 CITRUS KNOLL DR WINTER GARDEN, FL 34787 </p>

FAITHS PROMISE LLC 203 MOHAWK RD CLERMONT, FL 34715	FAN PENG 406 E 50TH ST NEW YORK, NY 10022	FARNSWORTH KYLE L & MARIA 16344 MAGNOLIA BLUFF DR MONTVERDE, FL 34756
FAWN L LEWIS REVOCABLE TRUST 2700 MARIOTTA RDG CLERMONT, FL 34715-0092	FERRANTELO DANIELLE L AND FRANK S FERRANTELO 16300 COUNTY ROAD 455 UNIT 410 BELLA COLLINA, FL 34756	FIERRO DIEGO AND LARISSA M CORRETJER 16300 COUNTY ROAD 455 UNIT 502 MONTVERDE, FL 34756
FITZGERALD MARY K 16300 COUNTY ROAD 455 # 714 MONTVERDE, FL 34756	FOREIGN INVESTMENTS & FINANCE 13509 MAGNOLIA PARK CT WINDERMERE, FL 34786	GANT EBONI & DEVIN D 16528 BOLSENA DR MONTVERDE, FL 34756
GAVAGNI DANIELLE 16300 COUNTY ROAD 455 MONTVERDE, FL 34756	GONZALEZ HUGO & ANA MARIA 700 GRISHAM ST WINTER GARDEN, FL 34787	GORENER NICHOLAS 2203 E 18TH ST AUSTIN, TX 78702
GRIMM GAYLE A & STEPHEN 16300 COUNTY ROAD 455 UNIT 702 MONTVERDE, FL 34756	GUSTINO JAMES A & WENDY L 16632 MORNINGSIDE DR MONTVERDE, FL 34756	HAMILTON MARY E 16300 COUNTY ROAD 455 UNIT 515 MONTVERDE, FL 34756
HAYNE BERT JR & SUSAN E 16407 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	HEANEY MICHAEL J & STACI 16650 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756	HEARD DANIEL D 16300 COUNTY ROAD 455 UNIT 511 MONTVERDE, FL 34756
HEATHMAN DALE J & DEBRA A PO BOX 560186 MONTVERDE, FL 34756-0186	HEMANS HERBON R & HUIFEN YIN 16355 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	HERNANDEZ ROSARIO R & LIZZETTE M SANCHEZ 16850 RIDGEWOOD AVE MONTVERDE, FL 34756
HERON BARRY & LOUISE 16356 MAGNOLIA BLUFF DR MONTVERDE, FL 34756-3510	HILL JAMES M 16824 RIDGEWOOD AVE MONTVERDE, FL 34756	HOLMES SHEILA & CHRISTOPHER 16814 NINTH ST MONTVERDE, FL 34756
HOLTON MICHAEL 16437 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	HORST JEFFREY LIFE ESTATE 16748 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756	HUDDERS EUGENE S 16721 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756
HUNT FREDDIE W & JANIE W 1630 PINE RIDGE DAIRY RD FRUITLAND PARK, FL 34731	HUNT JANIE W & FREDDIE W 1630 PINE RIDGE DAIRY RD FRUITLAND PARK, FL 34731	IRIZARRY ANGEL A & SANDRA 451 FREEMAN ST LONGWOOD, FL 32750

JANSONS MARKUS W & KRISTINA 5108 YORKTON WAY SAN JOSE, CA 95130	JOHNSON JEFFREY Z JR & MELISSA C 16455 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	JOHNSON MATTHEW & 16401 COUNTY ROAD 455 MONTVERDE, FL 34756
KENNEDY THOMAS G LIFE ESTATE PO BOX 560256 MONTVERDE, FL 34756-0256	KIMBERLY HUDA SANTANA REVOCABLE LIVING TRUST 16751 COUNTY ROAD 455 MONTVERDE, FL 34756	KINDER WENDY & WILLIAM H 16300 COUNTY ROAD 455, #105 BELLA COLLINA, FL 34756
KLEIN ANN D 16300 COUNTY ROAD 455, UNIT 704 MONTVERDE, FL 34756	KOREK FARIAS PAULO S & KARLA A 9188 HOLLISTON CREEK PL WINTER GARDEN, FL 34787	KUYKENDOLL DUSTIN AND KIRSTEN 16300 COUNTY ROAD 455 UNIT 712 BELLA COLLINA, FL 34756
LAKE APOPKA NATURAL GAS PO BOX 771275 WINTER GARDEN, FL 34777-1275	LAKE SIENA HOLDINGS LLC 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401	LARAKI GHISLAINE & IHSAIN CHAHIM 16300 COUNTY ROAD 455 UNIT 611 BELLA COLLINA, FL 34756
LEONARD ANTHONY L & GRETCHEN 16442 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	LEWIS DAVID G & MARY E 16805 8TH ST MONTVERDE, FL 34756-3406	LINDSEY HOWARD K & DENISE M LIFE ESTATE 16349 MAGNOLIA BLUFF DR MONTVERDE, FL 34756
LOPEZ-RAMIREZ CARMEN L 1535 HAWKESBURY CT WINTER GARDEN, FL 34787	LORI S BRUCKHEIM REVOC TRUST 16629 MORNINGSIDE DR MONTVERDE, FL 34756	LOVERIDGE RUTH L 16300 COUNTY ROAD 455 UNIT 415 MONTVERDE, FL 34756
LOWE JOSHUA E 16300 COUNTY ROAD 455 UNIT 615 BELLA COLLINA, FL 34756	M & M OF ORLANDO INC 1711 35TH ST # 105 ORLANDO, FL 32839	MAGNOLIA TERRACE HOA INC PO BOX 560252 MONTVERDE, FL 34756-0252
MANION RUSSELL C 16300 COUNTY ROAD 455 UNIT 513 MONTVERDE, FL 34756	MANNA JAMES G 16707 COUNTY ROAD 455 MONTVERDE, FL 34756	MASTERSON MARK J & CHRISTINA M 16338 RAVENNA CT BELLA COLLINA, FL 34756
MATHUR ADESH & RUCHIKA 16524 BOLSENA DR MONTVERDE, FL 34756	MC CORMACK SHANE A & ALEXANDRA M BARKER 16449 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	MC DONOUGH JAY M & DONNA M 600 7TH AVE PARKESBURG, PA 19365
MC NEES SCOTT & MARY 16732 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756	MC QUAIG SUSAN J 16817 9TH ST MONTVERDE, FL 34756	MEADOWS BENJAMIN W & JANAS C 16401 MAGNOLIA BLUFF DR MONTVERDE, FL 34756

MEDEIROS DE AZEVEDO OTTO JR 16300 COUNTY ROAD 455 N, #701 MONTVERDE, FL 34756	MILDRUM DOUGLAS P & LESLIE J TEM MEN 16634 7TH ST MONTVERDE, FL 34756	MORALES MARIBEL 16300 COUNTY ROAD 455 UNIT 402 BELLA COLLINA, FL 34756
MORNINGSIDE PARK PROP OWNERS	MORTON SHANNON M 16836 RIDGEWOOD AVE MONTVERDE, FL 34756	NELSON JOHN G & TERESA L 16907 RIDGEWOOD AVE MONTVERDE, FL 34756
NOLASKO WAGNER & RENATA ORNA 16300 COUNTY ROAD 455 UNIT 516 MONTVERDE, FL 34756	OYOLA JUANA 16546 MORNINGSIDE DR MONTVERDE, FL 34756	PERDUE JERRY & LIZZA 16800 LAKEMONT AVE MONTVERDE, FL 34756
PERGRAM KIERA A & MICAH J 16443 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	PHIRI GERALD & KHRYSTAL L 16820 LAKEMONT AVE MONTVERDE, FL 34756	POMPEO JOHN D & TISHA CHRISTOPHER 16400 MAGNOLIA BLUFF DR MONTVERDE, FL 34756-3507
PORTO RALPH 16300 COUNTY ROAD 455 UNIT 612 MONTVERDE, FL 34756	POULSEN BO & IRMA URBIZO- 16300 COUNTY ROAD 455 UNIT 301 MONTVERDE, FL 34756	PRICE JOHN S & NANCY J 16796 LAKEMONT AVE MONTVERDE, FL 34756
PRICE MARGARET A & ELVIS 16808 LAKEMONT AVE MONTVERDE, FL 34756	QUISPE GLADYS AND METODIO QUISPE 16300 COUNTY ROAD 455 #412 BELLA COLLINA, FL 34756	RICHMOND PAUL I 16300 COUNTY ROAD 455 #602 BELLA COLLINA, FL 34756
RITTENBERG JONATHAN S & MARIA J 16448 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	RLSD HOLDINGS LLC 3900 CENTENNIAL DR STE C MIDLAND, MI 48642	ROBERT KIM DREHER AND JANET SUE DREHER JOINT REVOC TRUST 14114 TIMBERLINE DR URBANDALE, IA 50323
ROBERT T J BOND REVOC TRUST 16418 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	RODRIGUEZ COLLADO JONATHAN & SHARON MIRANDA 16817 RIDGEWOOD AVE MONTVERDE, FL 34756	ROGERS JUNE ANN LIFE ESTATE 16631 7TH ST MONTVERDE, FL 34756
ROOT SAMUEL ET AL 16649 MORNINGSIDE DR MONTVERDE, FL 34756	ROSS KATHLEEN A & CHARLES F 16812 LAKEMONT AVE MONTVERDE, FL 34756	SADOWSKI BRIAN M 16300 COUNTY ROAD 455 UNIT 205 MONTVERDE, FL 34756
SALBER ZANE M & KAELA Y 16450 COUNTY ROAD 455 MONTVERDE, FL 34756	SANCHEZ JAMES & JULIA 16640 COUNTY ROAD 455 MONTVERDE, FL 34756	SANTOS JESUS M & MARISELA GONZALEZ CHEVERE 73 CAUTIVA CALLE ALMACIGOS CAGUAS, PR 727

SAUGH VISHAL & LINDA 16425 MAGNOLIA BLUFF DR MONTVERDE, FL 34756	SCHARICH RICKY L & 16300 COUNTY ROAD 455 UNIT 106 MONTVERDE, FL 34756	SECORD PATRICK C 16300 COUNTY ROAD 455 UNIT 306 MONTVERDE, FL 34756
SHAMSIE-MC CABE TAMMY K & MAURICE G MC CABE 16300 COUNTY ROAD 455 #406 BELLA COLLINA, FL 34756	SHARP WILLIAM & SARAH 16708 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756	SHIVDAT RAVI P & PREYA L 16841 RIDGEWOOD AVE MONTVERDE, FL 34756
SHOOK RANDY & SHEILA 16300 COUNTY ROAD 455 UNIT 705 MONTVERDE, FL 34756	SHREWSBURY RONDEL & NANCY L PO BOX 30 LASHMEET, WV 24733-0030	SICELOFF CARLA M 16300 COUNTY ROAD 455 #207 BELLA COLLINA, FL 34756
SIENA AT BELLA COLLINA CONDOMINIUM ASSN INC 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401	SIENA AT BELLA COLLINA RENTALS 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401	SIENA AT BELLA COLLINA SHARED FACILITIES LLC 505 S FLAGLER DR STE 900 WEST PALM BEACH, FL 33401
SINGH CHANDRADAT & 427 GRAND ROYAL CIR WINTER GARDEN, FL 34787-4043	SOOGRIM KAVETA K AND VIJAYA L SINGH 95-09 111TH ST RICHMOND HILL, NY 11419	SOWITCH BRYCE W & MICHELLE L 16300 COUNTY ROAD 455 UNIT 416 MONTVERDE, FL 34756
STALEY JACOB P & TRACY SANSBURY PO BOX 22 FERNDALE, FL 34729-0022	STECKELBERG WILLIAM 16619 7TH ST MONTVERDE, FL 34756	TARVER ANDREW A & PAMELA D H 16454 MAGNOLIA BLUFF DR MONTVERDE, FL 34756
TORRES JUAN J & GRICELDA 499 PICWOOD CT OCOE, FL 34761	TOWN OF MONTVERDE PO BOX 560008 MONTVERDE, FL 34756-0008	TRENTINI MATHEUS E ET AL 735 CATERPILLAR RUN WINTER GARDEN, FL 34787
TRILLIAM PROPERTIES LLC 4545 NW 24TH TER BOCA RATON, FL 33431	TUCKER LUCAS M & KACI E 16804 LAKEMONT AVE MONTVERDE, FL 34756	UHLER EDWARD N & COLLEEN L CORBITT 5454 SW 28TH AVE OCALA, FL 34471
UNIT 305 CR 455 16300 LLC 17537 COUNTY ROAD 455 MONTVERDE, FL 34756	VANDERWILL WILLIAM C LIFE ESTATE PO BOX 560032 MONTVERDE, FL 34756-0032	VARMA ADARSH B & AMRIT B 15150 MAROON BELLS LN FRISCO, TX 75035-0271
WELSH MARK & CYNTHIA 16300 COUNTY ROAD 455 UNIT 610 BELLA COLLINA, FL 34756	WESTLUND JEREMY J & KIMBERLY D 16611 SEVENTH ST MONTVERDE, FL 34756	WHITE JOHN S & MONICA K 33 HARBOR COVE DR OLD HICKORY, TN 37138

WIGINTON CATHERINE E & ROY
16703 MAGNOLIA TER
MONTVERDE, FL 34756

WILLS LISA
16300 COUNTY ROAD 455 UNIT 604
BELLA COLLINA, FL 34756

WILMINGTON DEVELOPMENT
SERVICES INC
505 S FLAGLER DR STE 900
WEST PALM BEACH, FL 33401-5948

WLADYCZKA JAROSLAW S & MARTA
16632A MORNINGSIDE DR
MONTVERDE, FL 34756

WYER KENNETH & DEBRA L ESTATE
16820 9TH ST
MONTVERDE, FL 34756

YONKER MICHAEL J & TANYA R
YONKER
16300 COUNTY ROAD 455 UNIT 713
BELLA COLLINA, FL 34756

ZIRCONPRO HOLDINGS LLC
511 WEKIVA COMMONS CIR
APOPKA, FL 32712