

PLANNING AND ZONING BOARD AGENDA

July 29, 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

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 April Planning & Zoning Meeting

Planning & Zoning Board Meeting July 29, 2025 Page 1

II. Public Hearings, Ordinance and Resolutions

- A. Resolution No. 2025-182 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Parque Verde, LLC for an outdoor storage business for boats, RVs, and trailers; Providing for Conditions; and Providing for an Effective Date.
- B. Resolution No. 2025-179 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Approval for a 139 Single Family Lot Residential Subdivision generally located north of Osgood Road, East of County Road 455, and West of Lake Apopka within the Town of Montverde, Lake County, Florida; And Providing for an Effective Date.

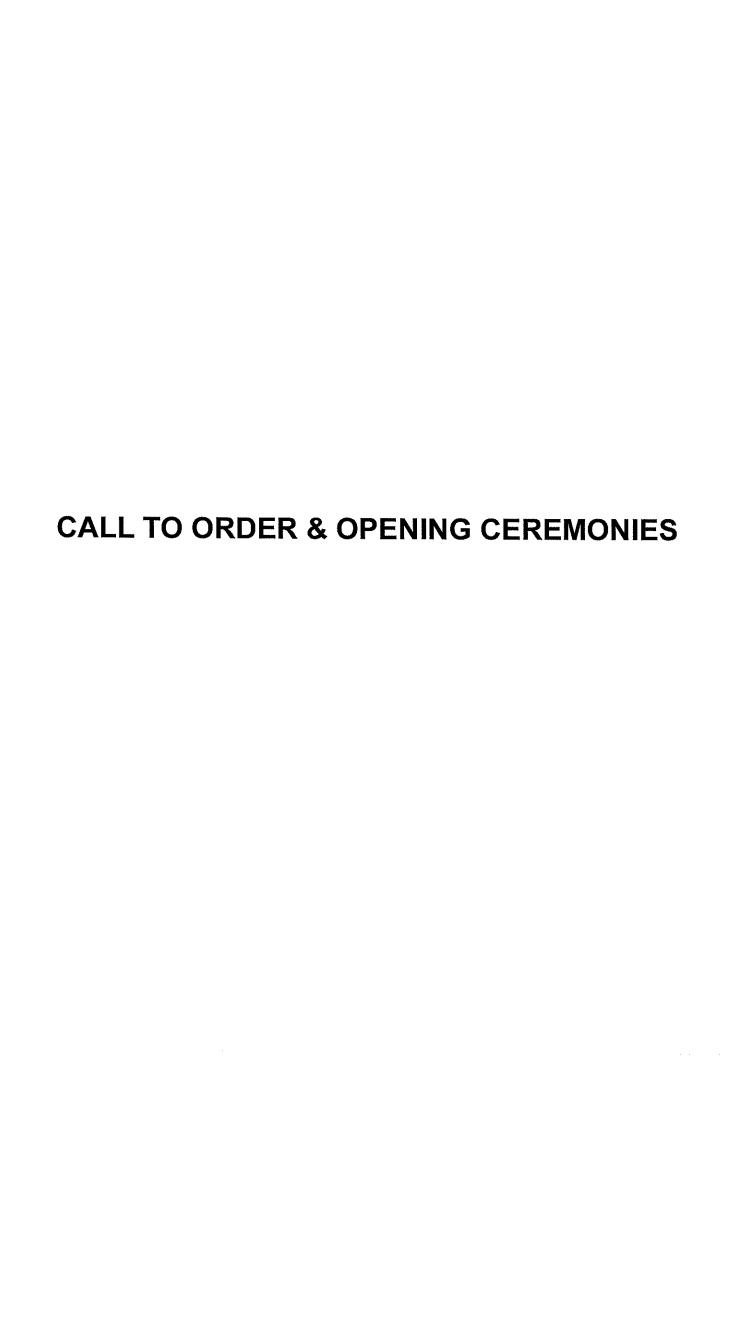
III. Adjournment

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.





PLANNING AND ZONING BOARD MINUTES April 2,2025 6:30 PM

BOARD MEMBERS PRESENT

Karin Arellano Josie Weiss Thomas Johnson 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 December 11, 2024, Planning & Zoning Board Meeting. Board Member Wadsworth moved to approve. Board Member Johnson seconded. December 11,2024, minutes approved 4-0.

Discussion Items

Town Manager Larino thanked the Planning & Zoning Board and spoke of the importance of their role. He said that their position comes with a lot of work & that he appreciates what they do as they are the first step in the process that the Town staff or an applicant may have worked on for one (1) or two (2) years. He discussed the last meeting and highlighted the importance of discussions as it establishes the record & the evidence used to make the decision & how the code is applied in making the decision and further elaborated on this matter.

Town Attorney Geraci-Carver stated that if a Board Member makes a motion, they must vote in favor of the motion, and if they second the motion, they do not have to vote in favor of the motion.

Board Member Wadsworth mentioned that the Board Members are volunteers and asked if the packets could be ready sooner rather than later.

Town Manager Larino stated that if the Board Members are not able to pick up the packets when they are ready, we will deliver them to their door.

Planning & Zoning Meeting - April 2, 2025 Page 1 of 7

Public Hearings, Ordinance and Resolutions

ORDINANCE No. 2025-55 An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 10 of The Town of Montverde Land Development code relating to setbacks for accessory structures; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date.

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

Town Manager Larino briefly explained Ordinance No. 2025-55.

Associate Town Planner Busto detailed the slides and explained the different setbacks.

Town Manager Larino further explained the different setbacks for accessory structures.

Board Member Broecker thanked them for the visual and asked for clarification and if a higher fence would be an option.

Town Manager Larino stated that it would be a different matter and asked Assistant Town Planner Busto if the acceptable height for an accessory structure is 14 feet.

Associate Town Planner Busto confirmed that it is 14 feet.

Town Manager Larino stated that the maximum height for a fence is 6 feet.

Board Member Johnson asked if the setbacks were always 7 1/2 feet.

There was a brief discussion on the setbacks

Board Member Broecker asked if this is the same if the property line is near wetlands.

Town Manager Larino detailed that yes, there is a section in the code that states that you must stay 50 feet from the property line, if your property borders a wetland or a lake, with the exception of a pool, which is 25 feet.

There was a brief discussion.

Board Member Wadsworth asked for further clarification of Ordinance No. 2025-55, regarding the distances.

Town Manager Larino explained the difference.

Associate Town Planner Busto provided further information.

Chairwoman Arellano asked if the overlay affect anything.

Board Member Wadsworth asked for further clarification and if there is going to be a change from 25 feet to 15 feet to the rear property line.

Associate Town Planner Busto explained that they are suggesting different scenarios, 7 ½ feet, 15 feet or staying at the current 25 feet from the rear property line.

Town Manager Larino also provided a brief explanation.

Chairwoman Arellano asked about the overlay district.

There was a brief discussion.

Town Manager Larino explained that some property owners' requests depend on the size of their backyard.

Associate Town Planner Busto recommended shrubs to make the sheds more appealing.

Board Member Weiss asked for further clarification on the different scenarios.

There was further discussion.

Board Member Weiss asked Town Attorney Geraci-Carver regarding a previous meeting and the mention of legislature concerning sheds.

Town Attorney Geraci-Carver responded that this is for accessory dwelling units and provides further details.

Board Member Johnson asked for further clarification.

Town Attorney Geraci-Carver stated that accessory dwelling units would have to meet the zoning setbacks.

Board Member Weiss asked if there was any feedback from members of the community on this Ordinance.

Town Manager Larino explained that this is the first Hearing, and the next step will be for public comment.

Board Member Wadsworth asked for clarification on if we are proposing moving the rear setback to 7 ½ feet for 120 square feet shed or 15 feet if it is larger than 120 square feet.

Town Attorney Geraci-Carver stated that this is correct in part, and that it is currently 7 ½ feet if the shed is 120 square feet or less however, if it is larger than 120 square feet, we are recommending that the setback for the rear yard be 15 or 25 feet.

There was a brief discussion.

Chairwoman Arellano opened the public hearing.

Mike Whidden, 17635 Broad Street, Montverde, FL stated that he would like it to be changed and asked about a mother-in-law suite or a one car garage.

Town Attorney Geraci-Carver answered the question.

Andrew Elam 17175 Ridgewood Avenue, Montverde, FL expressed his thoughts on this subject and states that he lives in a rural area and would like to build an 800 square feet accessory unit for cars and asks for further clarification of where it would need to be located.

Board Member Broecker provided further clarification.

There was a brief discussion.

Chairwoman Arellano closed the public hearing.

Board Member Weiss moved to approve Ordinance No. 2025-55 with a 15-foot rear set back. Board Member Johnson seconded. Ordinance No. 2025-55 Approved 5-0.

Ordinance No. 2025-46 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Town Manager Larino explained Ordinance No. 2025-46 and the process as well as the slides of the Power Point presentation.

Town Planner Sean Parks provided a planner's perspective, and states that it gives the Town control of their destiny, further elaborates on the annexation request. And explains that this is the beginning part of the process.

Logan Opsahl 215 N Eola Drive, Orlando explained the annexation and states that he feels this annexation is in the interest of the town, current zoning is Lake County light industrial.

Chairwoman Arellano opened the public hearing.

No one spoke in favor of or against the Ordinance.

Chairwoman Arellano closed the public hearing.

There was a brief discussion.

Board Member Weiss asked Town Planner Sean Parks for further clarification on his recommendation.

Town Planner Sean Parks explained the multiphase approach, and the annexation process. Density and what is entails, willow ridge exception, explains the process, and the steps.

Board Member Wadsworth asked Town Planner Sean Parks for clarification with the current code & the one (1) acre requirement.

Town Manager Larino explained the process of the phases.

Board Member Weiss said that she does not see anything negative about this proposal, prefers homes in lieu of industrial.

Chairwoman Arellano agreed with the proposal.

Board Member Wadsworth asked if the zoning will be R1L initially and the potential for change later.

Town Attorney Geraci-Carver explained that procedurally it would come in without a zoning, they would make a zoning request and that a PUD zoning request is anticipated.

There was a brief discussion regarding zoning.

Town Manager Larino further explained the zoning process.

Board Member Broecker inquired about whether we can ask the applicant about their plan.

Town Attorney Geraci-Carver stated that at this stage it is about if they believe it should be a part of the town only.

Board Member Johnson moved to approve Ordinance 2025-46 Board Member Weiss seconded the motion. Ordinance 2025-46 approved 5-0

Ordinance No. 2025-47 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to records certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Chairwoman Arellano opened the public hearing.

Mike Whidden, 17635 Broad Street, Montverde, FL asked if this property will be part of Bella Collina.

Town Manager Larino stated that Bella Collina is in the county, and this will be within the Town limits. However, it will be its own subdivision, a PUD request has not been submitted, and we cannot answer that at this point.

Chairwoman Arellano closed the public hearing.

Board Member Weiss moved to approve Ordinance 2025-47 Board Member Wadsworth seconded the motion. Ordinance 2025-47 approved 5-0

Ordinance No. 2025-48 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Chairwoman Arellano opened the public hearing. Chairwoman Arellano closed the public hearing.

Board Member Wadsworth moved to approve Ordinance 2025-48 Board Member Weiss seconded the motion. Ordinance 2025-48 approved 5-0.

Ordinance No. 2025-49 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Chairwoman Arellano opened the public hearing.

No one spoke in favor of or against the Ordinance.

Chairwoman Arellano closed the public hearing.

Board Member Johnson moved to approve Ordinance 2025-49. Board Member Weiss seconded the motion. Ordinance 2025-49 approved 5-0.

Town Manager Larino spoke of the upcoming meeting schedule and the spring events.

There was a brief discussion on the upcoming spring events & the library.

Chairwoman Arellano stated that these are exciting times.

Associate Town Planner Busto stated that they are continuing to work on many zoning clearances, still working on Willow Ridge, the single-family homes coming in & fences.

Planning & Zoning Meeting - April 2, 2025 Page 6 of 7

Board Member Weiss thanked Town Manager Larino for all that he does and stated that the Town looks great.
ADJOURNMENT
Board Member Weiss moved to adjourn the meeting. Board Member Johnson seconded. Meeting adjourned at 7:32 PM.
Karin Arellano
Attest:
Sandy Johnson, Town Clerk

Town Manager Larino mentioned the new Town shirts & the new centennial logos.



Resolution No. 2025-182

RESOLUTION 2025-182

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

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

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

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

Section 1. Granting Minor Site Plan Approval.

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

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

The North ¾ of the West ½ of the Southwest ¼ of the Northwest ¼ , Section 11, Township 22 South, Range 26 East, Lake County, Florida.

Section 2. Conditions of Approval.

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

Resolution 2025-182 Page 1 of 2 revoked; or (3) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

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

Section 3. Effective Date.			
This resolution shall become effective immedi	iately upon its	s passage.	
RESOLVED at a public meeting of the Town	n Council of	the Town of	Montverde, Lake
County, Florida, this day of		, 2025.	
Joe Wyn	koop, Mayor		
Attest:			
Sandy Johnson, Town Clerk			
Approved as to form and legality:			
Anita Geraci-Carver, Town Attorney			
-			
Council Member moved th	ie nassage an	d adoption	of the above and
foregoing resolution. Motion was seconded by	y Council Me	mber	and
upon roll call on the motion the vote was as fo	llows:		
	YEA	NAY	ABSTAIN
Allan Hartle, Councilmember			

Resolution 2025-182 Page 2 of 2 X

Joe Morganelli, Councilmember Grant Roberts, Councilmember

Carol Womack, Vice-Mayor

Joe Wynkoop, Mayor



MINOR SITE PLAN

Public Hearings: Planning & Zoning Committee (P&Z): July 29, 2025

Town Council (TC): August 19, 2025

Resolution No.: Resolution 2025-182

Applicant/Owner: Grant Roberts / Parque Verde LLC

Application No.: SP25-000002

Requested Action: The applicant is seeking approval of a Minor Site Plan,

required per the Conditional Use Permit (Resolution 2023-87).

Staff Determination: Staff received the applicant's revised Site Plan on July 22, 2025, and as of the date of this report, has not yet determined if the applicant has addressed the review comments for compliance with the requirements of the Land Development Code (LDC) and Conditions of Resolution 2023-85.

<u>Subject Property Information</u>

Size: 15.09-acres

Location: Fosgate Road **Alternate Key No:** 3779570

Existing Zoning District: Single Family Low Density (R1L)

Adjacent Property Land Use

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

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



Background Information:

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

Staff Analysis

Staff reviewed the application and site plan dated 6/18/25 and requested additional information required by the Land Development Code (LDC) and the conditions for approval of Resolution 2023-87. A copy of the review comments are included in the Application section. Once the requested items have been re-reviewed for compliance, Staff will make a recommendation for approval or denial prior to the Town Council hearing.

Opposition/Support

Opposition: 0 Support: 0

Planning and Zoning Committee Motion Considerations: Quasi-Judicial Action

Resolution 2025-182

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

July 23, 2025 – Staff Report V2



FIGURE 1 - LOCATION MAP

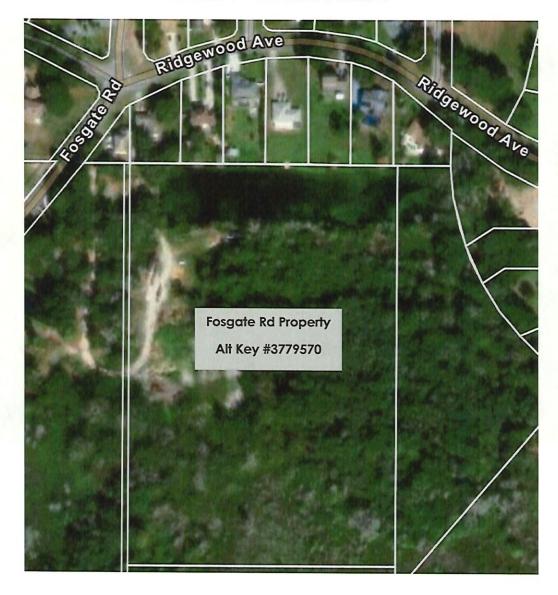




FIGURE 2 - ZONING MAP





FIGURE 3 - FEMA & WETLAND MAP

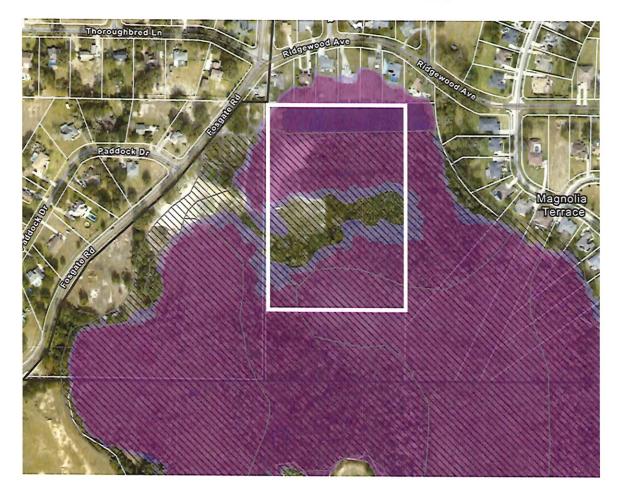




EXHIBIT A

RESOLUTION 2025-182

RESOLUTION 2025-182

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

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

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

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

The North ¾ of the West ½ of the Southwest ¼ of the Northwest ¼ , Section 11, Township 22 South, Range 26 East, Lake County, Florida.

Section 2. Conditions of Approval.

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

Resolution 2025-182 Page 1 of 2 revoked; or (3) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.

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

Section 3. Effective Date.			
This resolution shall become effective	ve immediately upon its pa	ssage.	
RESOLVED at a public meeting of	f the Town Council of the	Town of Montverde, I	_ake
County, Florida, this day of _			
	Joe Wynkoop, Mayor	Administration of the second o	
Attest:			
Sandy Johnson, Town Clerk	_		
Approved as to form and legality:			
Anita Geraci-Carver, Town Attorney			
	,		
Council Mamban		J4:C 41 1	
Council Member foregoing resolution. Motion was se	moved the passage and a econded by Council Memb	er	and and
upon roll call on the motion the vote			unu

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



EXHIBIT B

ADVERTISING



AMENDED NOTICE OF PUBLIC HEARINGS

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

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

RESOLUTION 2025-182

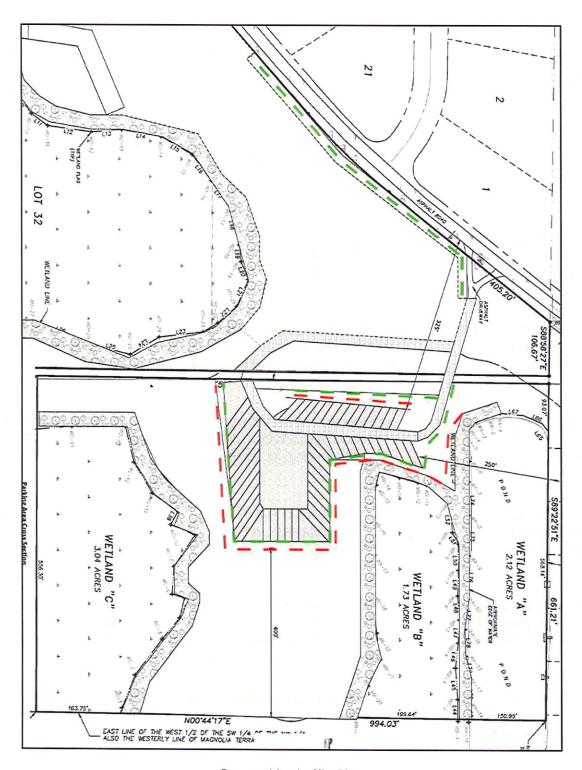
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING MINOR SITE PLAN APPROVAL TO PARQUE VERDE, LLC FOR AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVS, AND TRAILERS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

Paul Larino, Town Manager Town of Montverde



Parque Verde Site Plan Fosgate Road Alt Key #3779570

ABBOUD RODELLE	AJEMIAN PAUL V & CYNTHIA A	AMARANTE RAFAEL A & ELVIRA
16110 RIDGEWOOD AVE	16524 MAGNOLIA TER	16808 FLORENCE VIEW DR
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756
AMER NORMA S & RUBEN A	ANGELO JOHN V & LYNNDA	AYMAT OLQUITA & S GONZALEZ
16833 ALPHA AVE	PO BOX 8578	16800 FLORENCE VIEW DR
MONTVERDE, FL 34756	CORAL SPRINGS, FL 33075-8578	MONTVERDE, FL 34756
BENARD EDWARD R & CHERI A 15919 PADDOCK DR MONTVERDE, FL 34756	BOIKE MICHELE M 16824 FOSGATE RD MONTVERDE, FL 34756	BROKOVICH WILLIAM R & ANGELA L CASTANEDA CHAUX 16807 FLORENCE VIEW DR MONTVERDE, FL 34756
BROOKS JUSTIN A & ANDREA J	BURK TIMOTHY R & TAYLOR K	CONDRON MATTHEW B & KELLY R
16813 FLORENCE VIEW DR	16010 RIDGEWOOD AVE	16602 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756
DAHLGREN RONALD E & CATHERINE	DCS REAL ESTATE INVESTMENTS LLC	DIAS FAMILY LEGACY TRUST
1911 HOLDEN RIDGE LN	505 S FLAGLER DR STE 900	16540 MAGNOLIA TER
MINNEOLA, FL 34715	WEST PALM BEACH, FL 33401-5948	MONTVERDE, FL 34756
EGUSQUIZA KATHLEEN & TEODORO	ELDRIDGE R WESLEY & LAURA L	FLORIDA EDUCATOURS LLC
16828 OMEGA CT	16040 RIDGEWOOD RD	16525 MAGNOLIA TERRACE BLVD
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756
GAINOUS FERRELL J & HAZEL A	GIBB DONALD M & GENA	HUTCHINGS JOHN P & LINDA B
PO BOX 560596	16610 MAGNOLIA TER	16021 RIDGEWOOD AVE
MONTVERDE, FL 34756-0596	MONTVERDE, FL 34756-3513	MONTVERDE, FL 34756-3308
KINNEY KELLY & JONATHAN 16801 FLORENCE VIEW DR MONTVERDE, FL 34756	KONTNY LARRY W & VIRGINIA B TRUSTEES 16516 MAGNOLIA TER MONTVERDE, FL 34756-3509	KRUKOSKI TIMOTHY J & HEATHER 16816 FLORENCE VIEW DR MONTVERDE, FL 34756
LAYTON MICHAEL & TANYA	MACDONALD GLEN A & JACQUELINE	MAGNOLIA TERRACE HOA INC
16041 RIDGEWOOD AVE	15921 THOROUGHBRED LN	PO BOX 560252
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756-0252
dup	dup	MERCER TIMOTHY B & ANJANETTE S 16006 RIDGEWOOD AVE MONTVERDE, FL 34756

MERHIGE ROBERT K II & JENNIFER 15932 THOROUGHBRED LN MONTVERDE, FL 34756 MINNIE BRETT M 16048 RIDGEWOOD AVE MONTVERDE, FL 34756

dup

dup

dup

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

dup

dup

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

REDMOND FRANK & TERRY JOHNSTON 16111 RIDGEWOOD AVE MONTVERDE, FL 34756 REYNDERS ANNE & JOEL 16618 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756 ROBERTS JOHN C & WENDY L LIFE ESTATE 16004 RIDGEWOOD AVE MONTVERDE, FL 34756

dup

ROBERTSON DANNEY T 16120 RIDGEWOOD DR MONTVERDE, FL 34756 SANDBROOK CLAIRE & STEPHEN 16103 RIDGEWOOD AVE MONTVERDE, FL 34756

SAUNDERS KIMBERLEE K 16821 ALPHA AVE MONTVERDE, FL 34756 TIDO CLAUDE 1609 PRESIDIO DR CLERMONT, FL 34711 TORRES MARIA R & 16500 MAGNOLIA TERRACE BLVD MONTVERDE, FL 34756

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

WOODWARD BRAD 15918 THOROUGHBRED LN MONTVERDE, FL 34756-3333 YANG SONGRONG & JAMES D LIMPUS PO BOX 560293 MONTVERDE, FL 34756-0293



EXHIBIT C

APPLICATION



APPLICATION FOR MINOR SITE PLAN REVIEW

1.	Applicant's Name:	Grant Roberts
	Telephone Number:	407-408-0664
	Applicant is: Own	ner x Developer Lessee Agent Optionee
2.	Owner's Name:	Parque Verde LLC
	Address:	PO BOX 560533, Montverde, FL 34756
	Telephone Number:	407-408-0664
3.	Contractor's Name:	Owner Builder
	Address:	
	Telephone Number:	
	License Number:	the state of the s
4.	Architect's Name:	Owner Builder
	Address:	
	Telephone Number: Registration Number:	
5.	Landscape Architect:	Owner Builder
	Address:	NAC TO THE RESERVE OF THE PARTY
	Telephone Number: _	
	Registration Number:	
6.	Project Name:	Parque Verde
	Physical Location/Addr	'ess: 16790 Fosgate Rd, Montverde, FL 34756
7.	The property is located	I in the vicinity of the following streets:

8.	Area of property Square Feet15 Acres
9.	The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:
	MONTVERDE, LAKE HIGHLANDS 10-22-26 TRACTS 17, 18, 31 & 32 LYING SE'LY OF FOSGATE RD PB 3 PG 51 ORB 3264 PG 94 ORB 3264 PG 103
10.	The property is currently zoned:
11.	Briefly describe the proposed project: RV/Boat/ Trailer Parking
	If for storage, what type of material will be stored?
12.	Have any development reviews and/or approvals been granted to this property? Yes _x
13.	Has any Variance been granted concerning this property? Yes No × If yes, list the Case Number and briefly describe the nature of the Variance.
14.	The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:
	General Information
	a. Name of project.
	b. Statement of intended use of site.
	 c. Legal description of the property and size of parcel in acres or square feet.
	d. Name address and phone number of owner or owners of record.
	e. Name, address and phone number of owner's agent.
•	f. Name, address, phone number, signature and registration of

.

		person(s) preparing the plan.
***************************************	g.	Date, north arrow and scale number of sheets; the scale (not smaller than one inch to fifty feet (1"=50) shall be designated and where appropriate, the same scale shall be used on all sheets.
	h.	Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" 2,000').
	i.	Linear dimensions of the site.
	j.	Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
	k.	Finished grading elevations.
	l.	All existing and proposed building restriction lines (i.e., highway setback lines, easement, covenants, rights-of-ways, and building setback lines).
	m.	Commitments, such as contributions to off set public facilities impacts.
	n.	Zoning on all adjacent land.
	0.	All rights-of-way and curb cuts within 150 feet of the proposed site on both sides of the road.
Buildi	ng a	and Structure
	a.	Intended use.
	b.	Number of stories.
-	C.	Height of building(s).
	d.	Number of dwelling units and density for multifamily site plans.
	e.	Projected number of employees, if applicable.
	f.	If restaurant, show number of seats and occupancy load.
	g.	Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.
	h.	Photograph or sketch of proposed sign with dimensions and material type.

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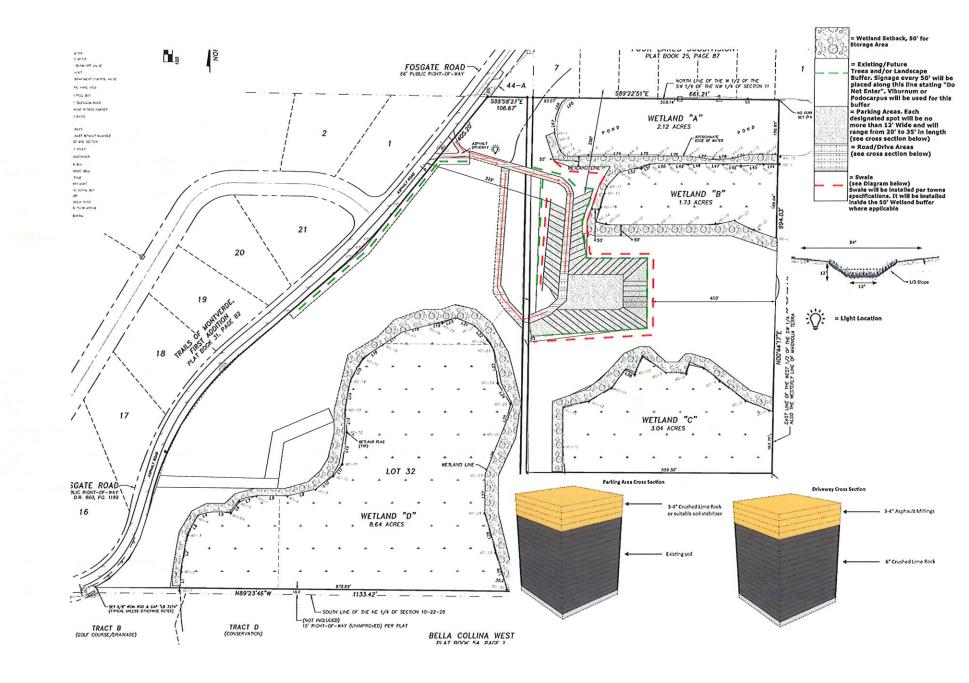
		i.	Façade and elevation plans as follows: Exterior elevations with material designations, outline specifications of façade and roof treatments
	Stree	t, Si	dewalks, Driveways, Parking Areas and Loading Spaces
	***************************************	а.	Engineering plans and specifications for streets, sidewalks and driveways
•		b.	All parking spaces delineated.
		c.	Number of parking spaces.
		d.	Number and location of handicapped spaces.
		e.	Number and designation of loading spaces
		f.	Number of square feet of paved parking and driveway materials of driveways.
	······································	g.	Cross-section of proposed street improvements.
		h.	Fire lanes
		i.	Location of proposed driveway(s) and median cut(s).
	······································	j.	Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow
		k.	Location of traffic-control signs and signalization devices
		l.	Designated location of sidewalks
-	~~~	m.	Coordination of walkways, driveways, etc., with facilities in adjacent developments
		n.	All proposed street and alleys
Propos	ed Wa	ter,	Sewer and Solid Waste Facilities
			Size, material, specifications and location of water mains, valves, services and fire hydrants.
-			Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
_		c.	Size and location of septic tank and drainfield, if applicable.
~		d.	Grease separation system, if applicable: Size, location and materials.

	e.	Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.				
Landscaping						
	a.	Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.				
	b.	Irrigation system plan.				
Envir	onn	nental Protection				
***************************************	а	. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.				
	b.	Conservation easements per the requirements.				
	c.	Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.				
ADDIT	ΓΙΟΙ	NAL INFORMATION TO BE PROVIDED				
	a.	A certificate of concurrency or evidence of application for a certificate.				
	b.	An application for a clearing and tree permit meeting all criteria specified in the Developmental Procedures and Regulations chapter and the Landscaping and Tree Protection chapter.				
 	c. c	Drainage calculations as required in the Stormwater Management hapter.				
	d.	Fire flow calculations, if applicable.				
,	e.	Lift station calculations, where required.				
	f.	Copy of HRS permit, where required.				
	g.	A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.				
	h.	Environmental assessment per the requirements, if applicable.				

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

Signature of Applicant

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



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

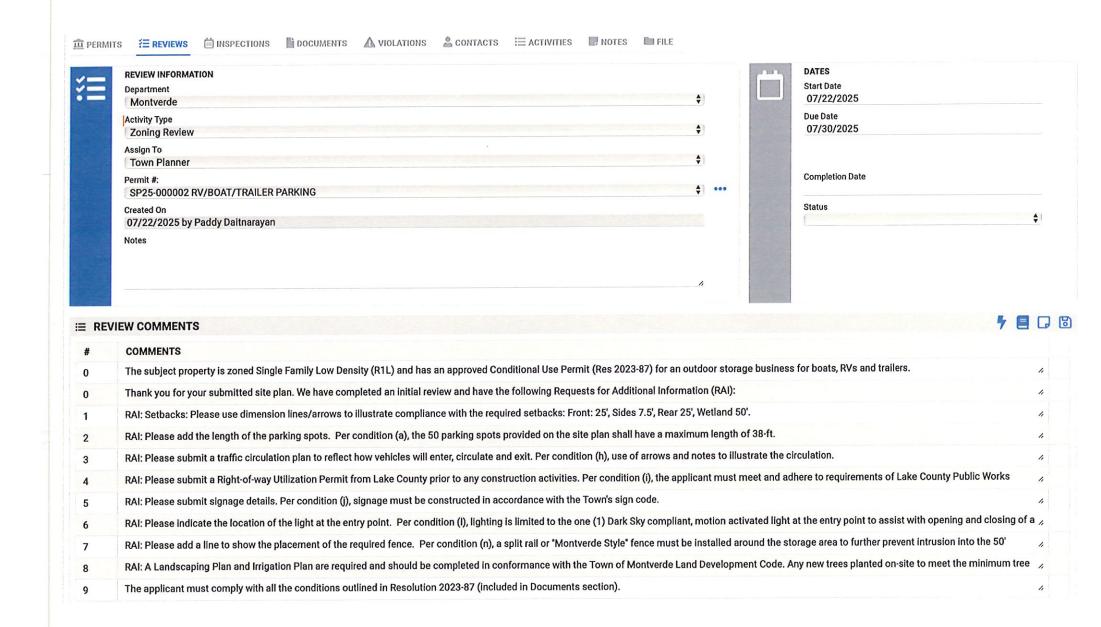




Section 6-60 of the town code specifies that:

"Site plans or any portion thereof involving engineering shall be certified and prepared by, or under the direct supervision of, a professional engineer, qualified by training and experience in the specific technical field involved and registered or licensed to practice that profession in the state."

As the submittal is a single sheet not prepared/signed/sealed by a Florida Registered PE, the submittal does not represent a complete submittal. Applicant will need to submit site plan package in conformance with Section 6-60, as well as in conformance with the remainder of Chapter 6.



Resolution No. 2025-179

RESOLUTION 2025-179

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

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

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

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

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

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

County, Florida, this	day of	, 2025.
Joe Wynkoop, Mayor		
Attest:		

Approved as to form and legality:
Anita Geraci-Carver, Town Attorney
First Reading

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



PRELIMINARY DEVELOPMENT PLAN

Public Hearings: Planning & Zoning Committee (P&Z): July 29, 2025

Town Council (TC): August 19, 2025

Resolution No.: Resolution 2025-179

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

Montverde LandCo.

Application No.: P24-000001

Requested Action: The applicant is seeking approval of their Preliminary

Development Plan (PDP).

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Code (LDC) and recommends

approval. This is based on the analysis provided below.

Subject Property Information

Size: 111.41 +/- Acres

Location: 17950 Dodie Trail, Montverde, FL. (Located north of Osgood Road,

West of Lake Apopka, and East of Kirk Island Rd).

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

Zoning District: Single-Family Residential PUD

Future Land Use Designation: Single-Family Low Density

Adjacent Property Land Use

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

July 23, 2025 - Staff Report V3



Background Information

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

Staff Analysis

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

Opposition/Support

Opposition: 0 Support: 0



Planning and Zoning Committee Motion Considerations: Quasi-Judicial Action

Resolution 2025-179

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



ZONING: Single-Family Residential PUD





FUTURE LAND USE: Single Family Low (SFL)



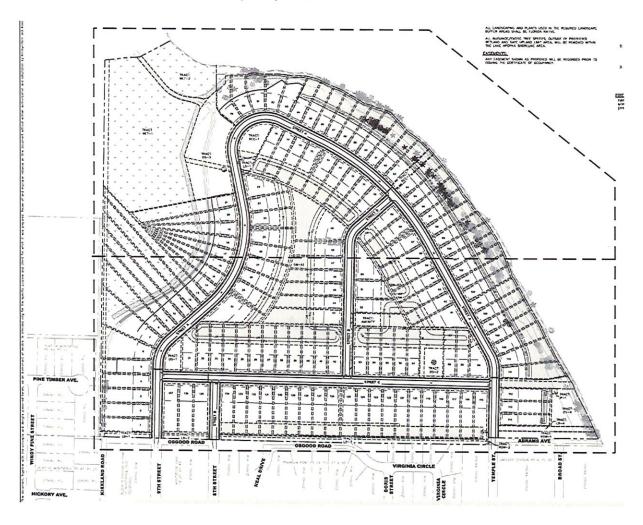


Aerial





Preliminary Development Plan (137) Half-Acre Lots



See plans provided in packet.



Exhibit A

Resolution 2025-179

July 23, 2025 - Staff Report V3

RESOLUTION 2025-179

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

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

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

ADOPTED at a regular r	neeting of the Tow	n Council of the	Town of Montverde, Lake
County, Florida, this	day of		, 2025.
<u> </u>	***************************************		
Joe Wynkoop, Mayor			
Attest:			
Sandy Johnson, Town Cle	erk		

Approved as to form and legality:
Anita Geraci-Carver, Town Attorney
First Reading

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



Exhibit BPhotographs



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



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

July 23, 2025 - Staff Report V3





View of the property from Abrams Ave.



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



Exhibit C

Advertising



AMENDED NOTICE OF PUBLIC HEARINGS

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

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

RESOLUTION 2025-179

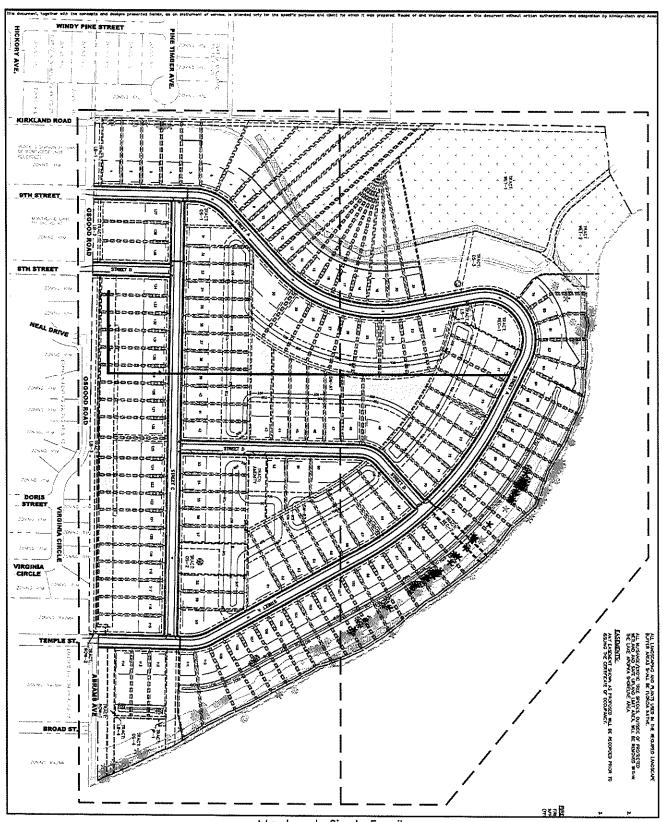
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY DEVELOPMENT PLAN APPROVAL FOR A 139 SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION GENERALLY LOCATED NORTH OF OSGOOD ROAD, EAST OF COUNTY ROAD 455, AND WEST OF LAKE APOPKA WITHIN THE TOWN OF MONTVERDE, LAKE COUNTY, FLORIDA;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

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

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

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

Paul Larino, Town Manager Town of Montverde



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

TOWN OF MONTVERDE	ALBONICO MARJORIE M LIFE ESTATE	ANDERSON MICHAEL J & KIM E
PO BOX 560008	17638 WINDY PINE ST	17644 DORIS ST
MONTVERDE, FL 34756-0008	MONTVERDE, FL 34756	MONTVERDE, FL 34756
ARELLANO GLORIA P TRUSTEE	BALL ANN	BARRY MARALYN J
17531 COUNTY ROAD 455	17649 BROAD ST	16634 PINE TIMBER AVE
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756
BELCHER LANCE A SR & PATRICIA PO BOX 560259 MONTVERDE, FL 34756-0259	BLACKBURN RANDY L PO BOX 560072 MONTVERDE, FL 34756-0072	BLOSSOMS INVESTMENTS PROPERTIES LLC 17900 COUNTY ROAD 455 MONTVERDE, FL 34756
BONATTI ROBSON T & MARIANA B DE ANGELO 17650 DORIS ST MONTVERDE, FL 34756	BOOTH SAMANTHA J & KYLE E PO BOX 560603 MONTVERDE, FL 34756-0603	BURTON KYLE & SARA 16300 COUNTY ROAD 455 UNIT 601 BELLA COLLINA, FL 34756
C & D SMITH ENTERPISES LLC	CAROLYN J KOTAR REVOC. TRUST	CATAPANO JOHN J &
271 SAPPHIRE DR UNIT 202	17668 WINDY PINE ST	17708 NINTH ST
BRADENTON, FL 34209	MONTVERDE, FL 34756-3118	MONTVERDE, FL 34756
CHANDLER MARY L	CHRISTOS ANTHONY REVOC TRUST	CLARK MARLINES I
138 PEBBLE CREEK RD	532 N BLUFFORD AVE	17641 NEAL DR
FRANKLIN, TN 37064	OCOEE, FL 34761	MONTVERDE, FL 34756
COX JAMES E JR & PAMELLA A	CRESON LINDA M	DAVAN TIMOTHY B
17705 BROAD ST	17707 EIGHTH ST	17708 KIRKLAND RD
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756
DAVIDSON REBEKAH K & KEVIN S PO BOX 560438 MONTVERDE, FL 34756-0438	VINTON THOMAS P LIFE ESTATE 17716 VIRGINIA CIR MONTVERDE, FL 34756	DEBORAH L ANTHONY QPR TRUST & CHRISTOS ANTHONY QPR TRUST 532 N BLUFORD AVE OCOEE, FL 34761
GAGNE JAYDEL PO BOX 560405 MONTVERDE, FL 34756-0405	GEORGE AND RHONDA GANZENMULLER REVOC LVG TRUST PO BOX 560266 MONTVERDE, FL 34756-0266	GOMES LIMA DE SOUSA LIBNI & CECILIA OLIVEIRA DE FREITAS GOMES 17705 VIRGINIA CIR MONTVERDE, FL 34756

HANSON JENNIFER

17624 NEAL DR

MONTVERDE, FL 34756

HRYCZUK MELISSA D C

PO BOX 560097

MONTVERDE, FL 34756-0097

GUSTIN DEBRA L

13232 SUGARBLUFF RD

CLERMONT, FL 34715

HURLEY RAYMOND & CANDY	JOHN M DAGGETT REVOC. TRUST	VAVI OICET AI
17648 BROAD ST		KAY LOIS ET AL
	53216 W GRINDSTONE RD	17719 TEMPLE ST
MONTVERDE, FL 34756	SANDSTONE, MN 55072	MONTVERDE, FL 34756
KEODDEN MEN O KELLEK		
KEOPPEN NEIL & KELLEY	KHUZIAKHMETOV ADEL I	KOCIELKO JERRY TRUSTEE &
17702 9TH ST	& DINARA M GAYNUTDINOVA	15245 ARABIAN WAY
MONTVERDE, FL 34756	17708 VIRGINIA CIR	MONTVERDE, FL 34756-3316
	MONTVERDE, FL 34756	
MALCOMB DERRICK & ANGELA	MC ROBERTS HOWARD D JR & JOYCE	MEYER ROCHELLE L
17717 EIGHTH ST	17654 WINDY PINE ST	17648 TEMPLE ST
MONTVERDE, FL 34756	MONTVERDE, FL 34756-3118	MONTVERDE, FL 34756-3219
MONTVERDE ACADEMY INC	WEST JOHN M	WYNKOOP JOSEPH
17235 SEVENTH ST	17756 NEAL DR	PO BOX 560276
MONTVERDE, FL 34756-3210	MONTVERDE, FL 34756	MONTVERDE, FL 34756-0276
MONTVERDE LANDCO LLC	ZEIDAN OMAR & LARA THALJI	MYLNIKOV SERGEI
2 N TAMIAMI TRL STE 800	913 ALGARE LOOP	17703 NËAL DR
SARASOTA, FL 34236	WINDERMERE, FL 34786	MONTVERDE, FL 34756
NAUD RAYMOND J	NOWLAN ANDREA L	PALASKY CHRISTOPHER M &
17660 WINDY PINE ST	16643 EAGLE VALLEY LN	HEATHER R
MONTVERDE, FL 34756	MONTVERDE, FL 34756	17719 KIRKLAND RD
		MONTVERDE, FL 34756-0381
PARROTT LINDA LIFE ESTATE	PETERS WINSTON SR	PETRIE G CRAIG & CINDY
17642 VIRGINIA CIR	17643 VIRGINIA CIR	PO BOX 560141
MONTVERDE, FL 34756	MONTVERDE, FL 34756	MONTVERDE, FL 34756-0141
PHILLIPS JOHN H & LYNETTE M	PINES OF MONTVERDE HOA INC	POPESCU GINA
17630 WINDY PINE ST	TRUSTEE	17711 9TH ST
MONTVERDE, FL 34756	PO BOX 783367	MONTVERDE, FL 34756-3127
	WINTER GARDEN, FL 34778-3367	
RALBAG J HOWARD & ANNY	RAMGOBIN ANNE	REIT MARISSA & PAUL
225 W 86TH ST	PO BOX 560316	PO BOX 560391
NEW YORK, NY 10024	MONTVERDE, FL 34756-0316	MONTVERDE, FL 34756-0391
DEVES OF DISTINAL B & MEGUANIA	DOOR 11.511	
REYES CHRISTIAN R & MEGHAN M	ROSS JACK	SAGE GREGORY T
	186 IV 6186 11886 FD 8176	7 /7 60 / 10/ 1/10 13 15

16619 PINE TIMBER AVE

MONTVERDE, FL 34756

17150 OSGOOD RD

MONTVERDE, FL 34756

PO BOX 560202

MONTVERDE, FL 34756-0202

SANTOS EDWIN & PO BOX 691957 ORLANDO, FL 32869-1957 SANTOS SANDRA V G & JOSEPH 16627 PINE TIMBER AVE MONTVERDE, FL 34756 SCARLETT GREGORY A & TRACIE P 16635 PINE TIMBER AVE MONTVERDE, FL 34756

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

SOLOMON MICHAEL T 17705 KIRKLAND RD MONTVERDE, FL 34756 STATE OF FLORIDA 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399-3000

STATE OF FLORIDA 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399-3000 TAMARU CHRISTOPHER & MARTHA A ALVAREZ PO BOX 560624 MONTVERDE, FL 34756-0624

THURBER ARIC & LEAH 17708 TEMPLE ST MONTVERDE, FL 34756



Exhibit D

Application

July 23, 2025 - Staff Report V3



July 22, 2025

Town of Montverde Planning Review 17950 Dodie Trail Montverde FL 34756

Re: Montverde Single Family Planning Review Comment Response

File Number: 24-000060

To Whom It May Concern:

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

Comments from Town Planner:

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

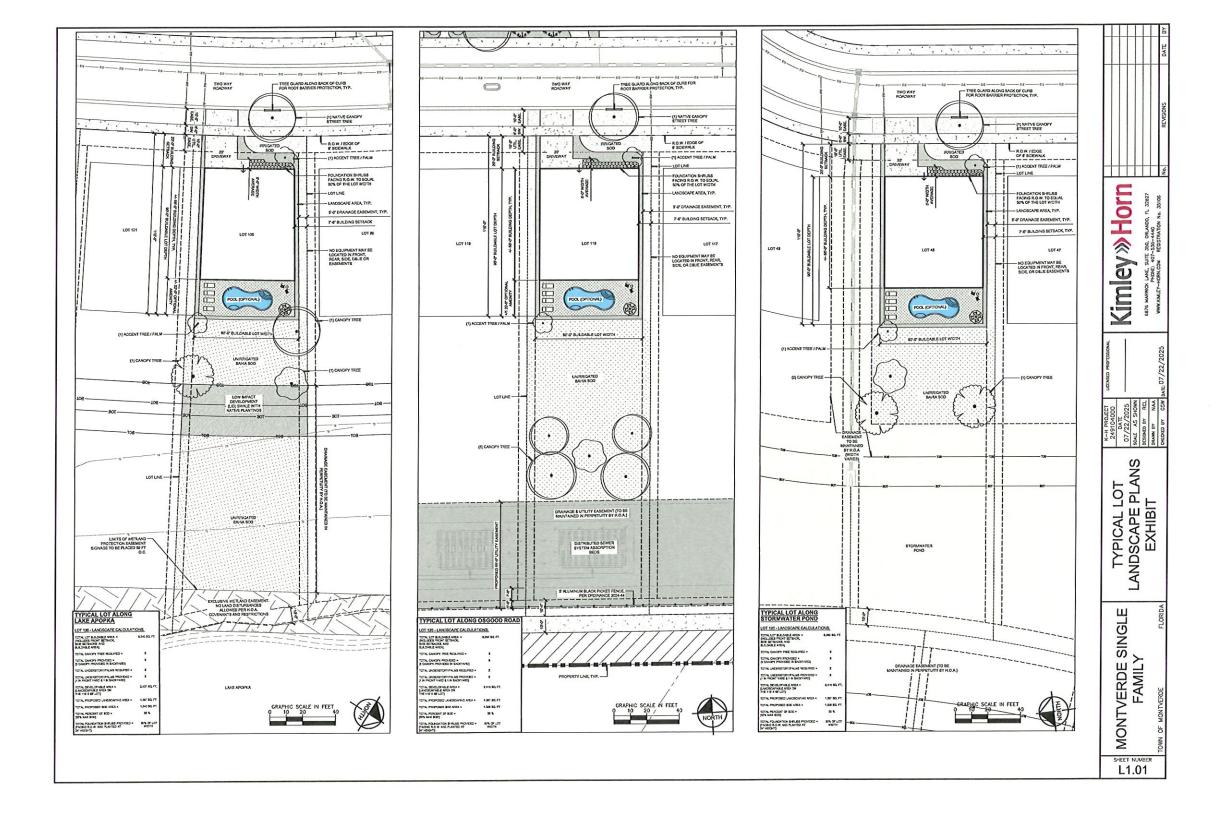
Response: Per discussion with Town of Montverde, the tree replacement and mitigation plan is not required until Final Engineering.

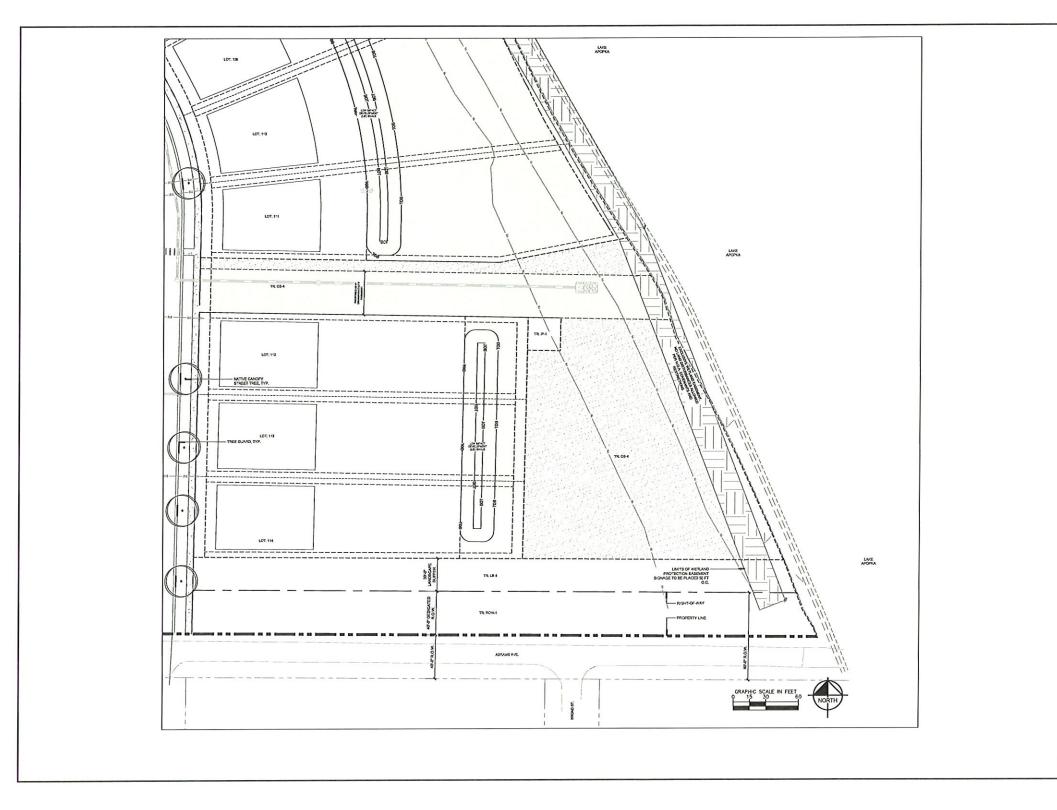
If you have any further questions, please do not hesitate to contact our office or email me at brian.ashby@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brian Ashby, P.E. Vice President



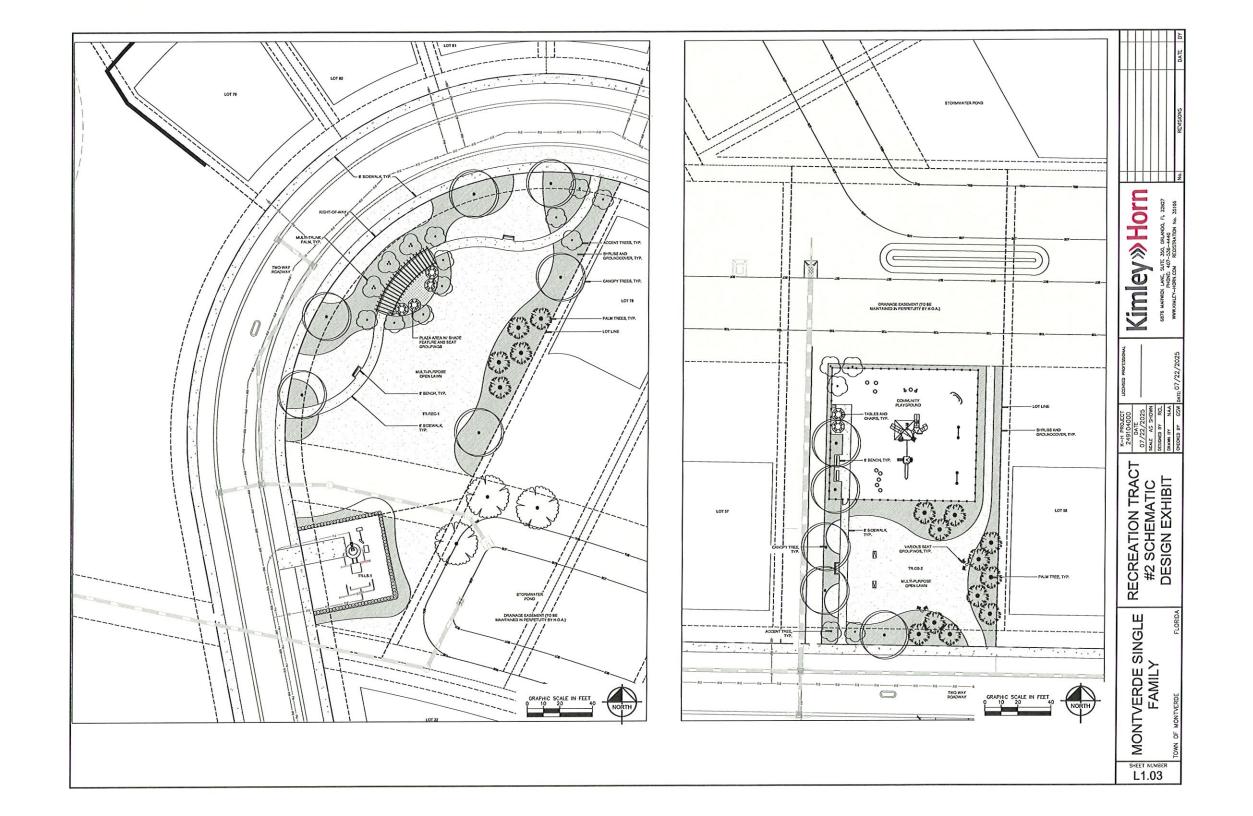


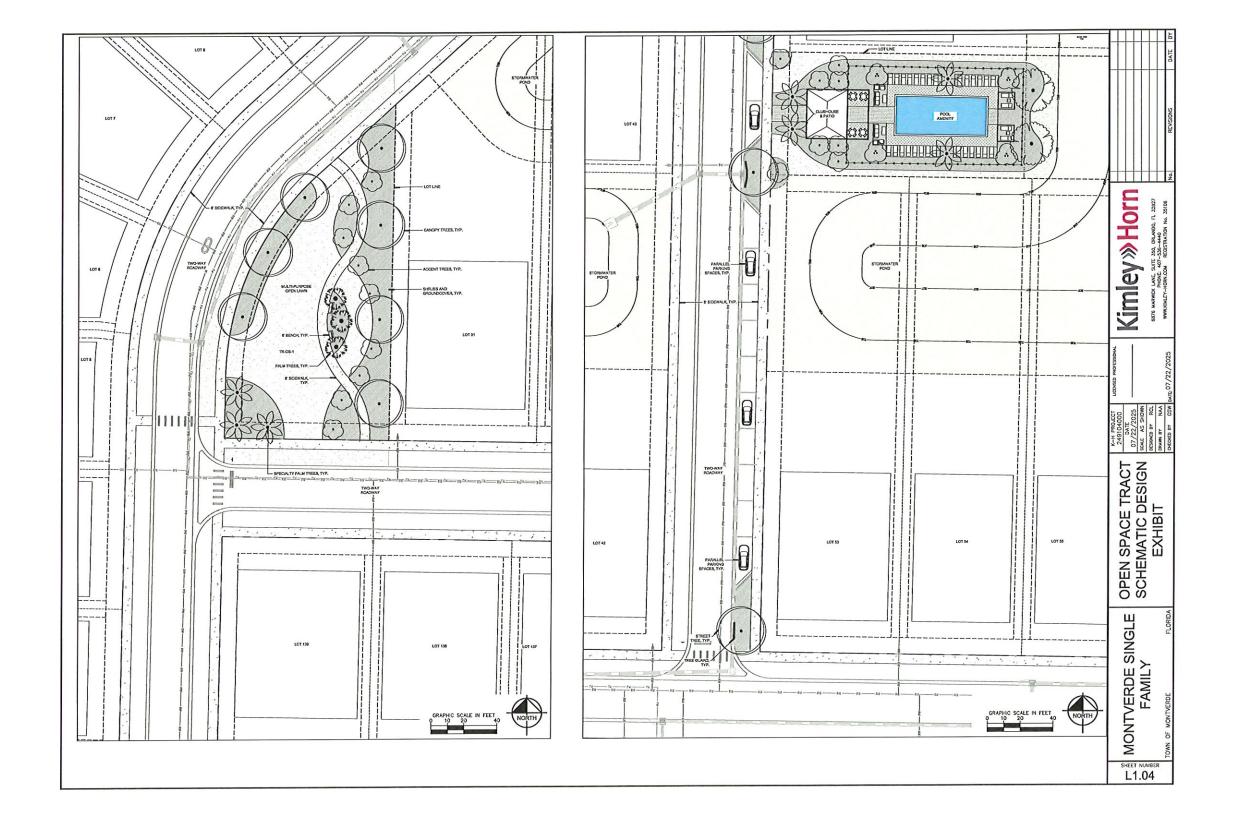
Kimley»Horn

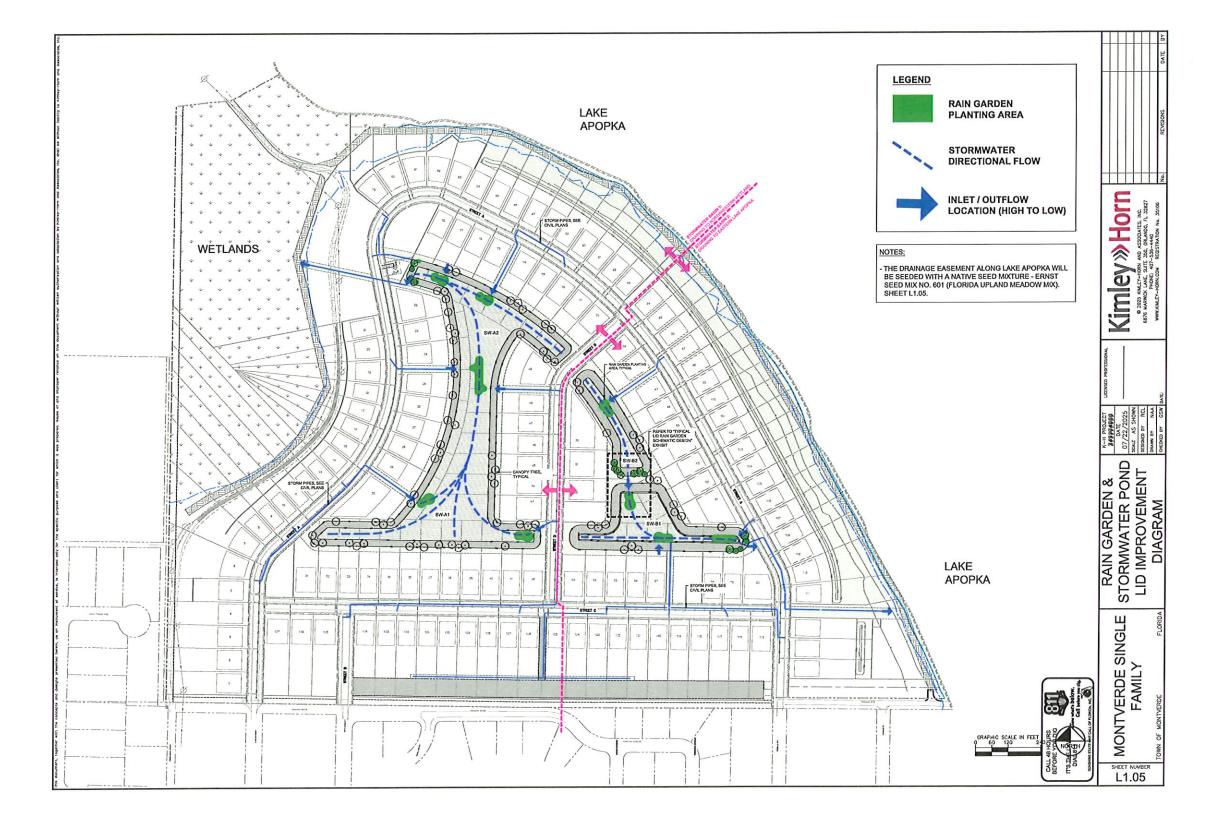
RECREATION TRACT #1 SCHEMATIC DESIGN EXHIBIT

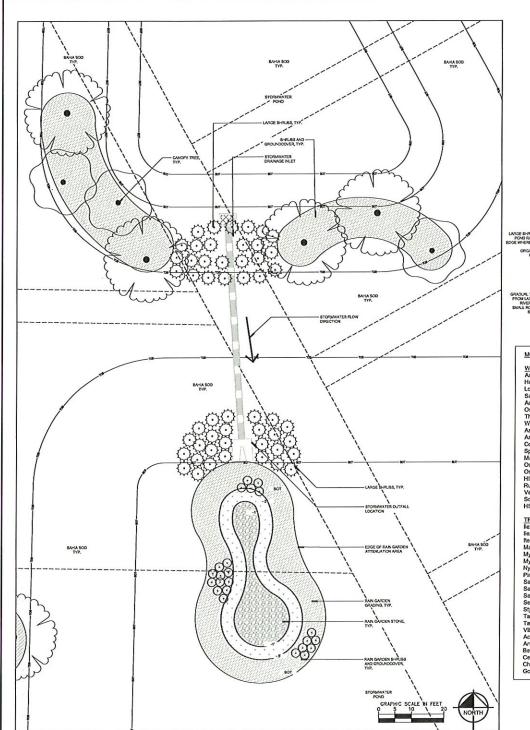
MONTVERDE SINGLE FAMILY

SHEET NUMBER



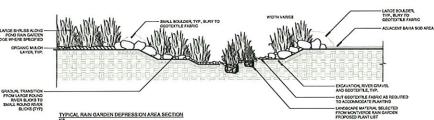






RAIN GARDEN NOTES:

- SHRUBS AND GROUNDCOVER STRATEGICALLY PLACED NEAR AND AROUND UPPER STORMWATER POND DRAINAGE INLET TO PRE-TREAT STORMWATER BEFORE
- RAIN GARDEN DEPRESSION DESIGNED AT STORMWATER OUTFLOW LOCATION TO TREAT FIRST FLUSH OF STORMWATER INTO LOWER STORMWATER BASIN.



MONTVERDE LID RAIN GARDEN PROPOSED PLANT LIST

WILDFLOWERS, FERNS, GRASSES, AND SEDGES: Asclepias incamata, Swamp Milkweed Helenium pinnatifidum, Everglades Dalsy Lobelia glandulosa, Glades Lobelia Sabatia spp., Marsh Pinks Acrostichum danaefolium, Leather Fern Osmunda regalis var. spectabilis, Royal Fem Thelypteris palustris, Marsh Fem Woodwardia virginica, Virginia Chain Fern Aster carolinianus, Climbing Aster Asclepias tuberosa, Butterfly Weed Coreopsis lanceolata, Tickseed Spartina bakeri, Cordgrass Muhlenbergia capillaris, Muhly Grass Osmunda cinnamomea, Cinnamon Fem Osmunda regalis, Royal Fem Hibiscus coccineus, Scarlet Hibiscus Rudbeckia hirta, Rudbeckia

Veronia gigantea, tronweed Solidago sp., Goldenrod Hibisous grandiflorus, Swamp Hibisous

TREES AND SHRUBS: llex cassine, Dahoon Holly llex vomitoria, Yaupon Holly lea virginica, Virginia Willow Magnolia virginiana, Sweetbay Magnolia Myrica cerifera, Wax Myrtle Myrsine floridana, Myrsine Nyssa sylatica, Black Gum Pinus palustris, Longleaf Pina Sabal palmetto, Cabbage Palm Sabal minor, Dwarf Palmetto Sambucus canadensis, American Elderberry Serenos repens, Saw Palmetto Styrax americana, Snowbell Taxodium ascendens, Pond Cypress Taxodium distichum, Bald Cypress Viburnum obovatum, Walter's Viburnun Acer rubrum var. trilobum, Red Maple Annona glabra, Pond Apple Betula nigra, River Birch Cephalanthus occidentalis, Buttonbush Chrysobalanus Icaco, Cocoplum Gordonia Iasianthus, Lobiolly Bay

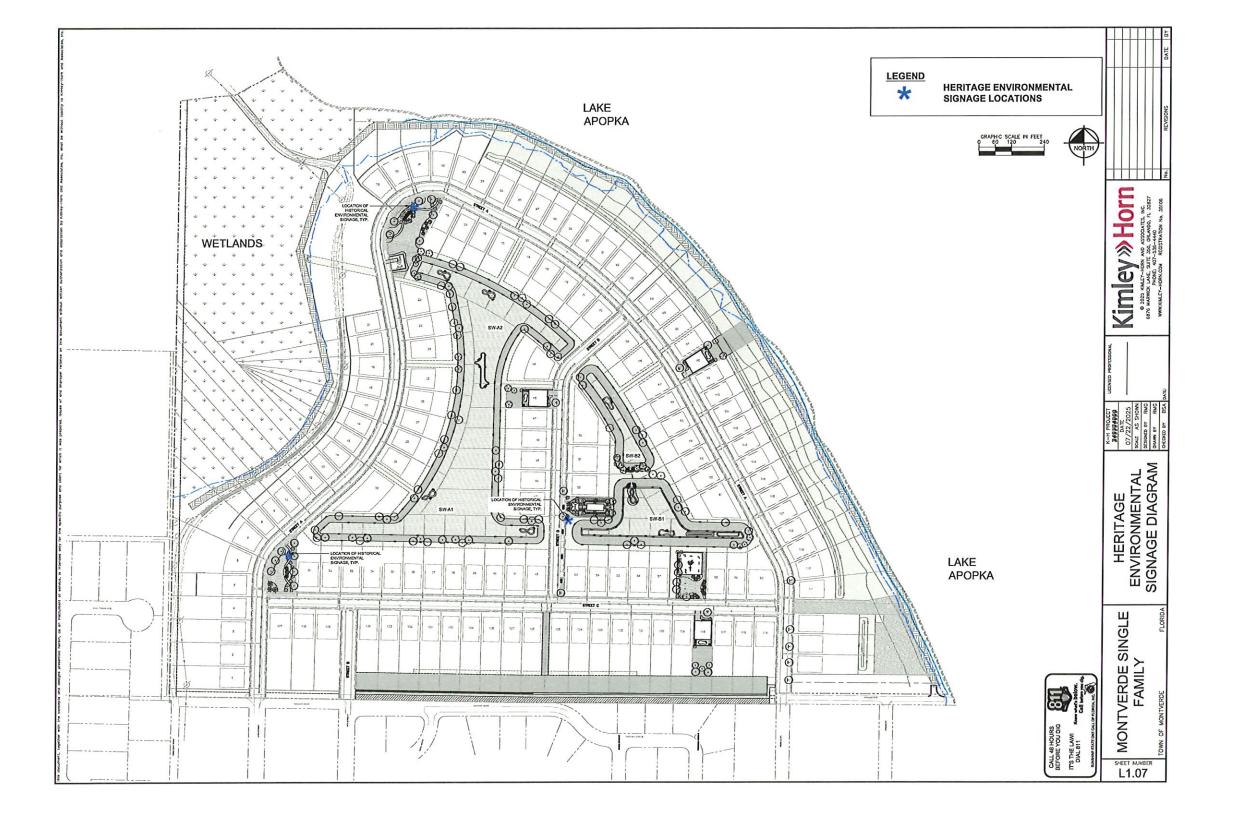
C CLID RAIN SCHEMATIC EXHIBIT TYPICAL I GARDEN SC DESIGN E

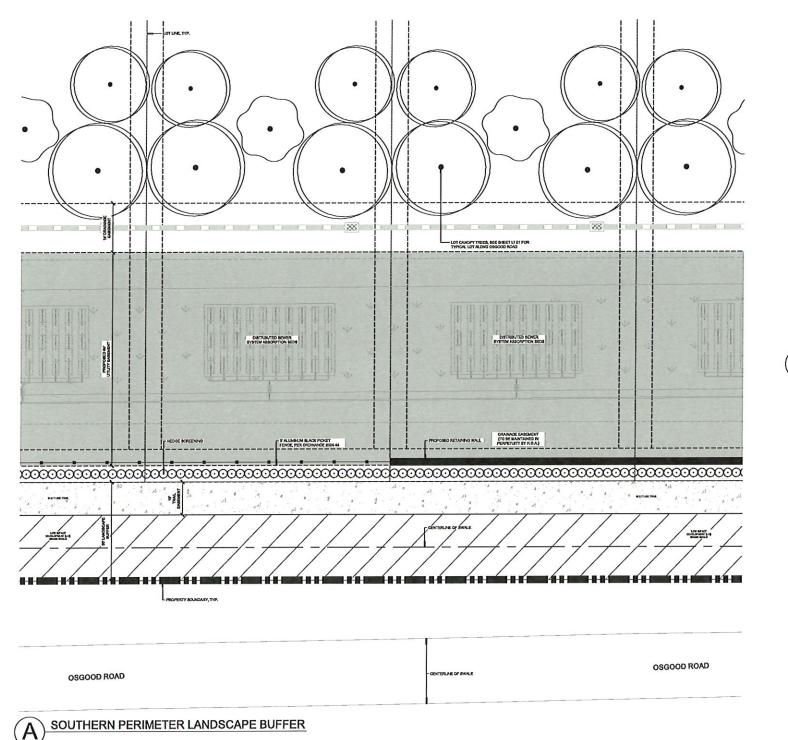
Kimley » Horn

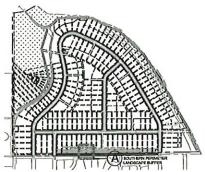
SUITE 350, ORLANDO, I 1 407-536-4440 OM REGISTRATION NO

SHEET NUMBER L1.06

MONTVERDE SINGL FAMILY







LOCATION MAP



PROPOSED 5' ALUMINUM BLACK PICKET FENCE

PROPOSED PERIMETER LANDSCAPE BUFFER PLANT LIST

CANOPY TREES
Red Maple, Acer rubrum
Live Oak, Quercus virginiane
Red Cedar, Juniperus virginiana
Sycamore, Pletanus cocidentalis Syuthern Magnolia, Magnolia grandiflora Southern Slash Pine, Pinus elliotti var. dansa Bald Cypress, Taxodium distichum

UNDERSTORY TREES: Fringetree, Chionanthus virginicus Nellie R. Stevene Holly, *liax X Wellie R. Stevens**

Yaupon Holly, flex vornitoria Simpson's Stopper, Myrolanthes fregrans Wax Myrtie, Myrica certifera

PALMS: Sabal Palm, Sebal palmetto

HEDGES: Firebush, Hamelie petens Yeupon Holly, Bex vomitorie Walter's Viburrum, Viburrum obovstum

SHRUB AREAS: San Palmetto, Serence repens Coontle, Zamia foridana Mahy Grass, Muhlenbergle capillaris Fatahatchee Grass, Tripsecum dectyloides Dwarf Fatahatchee Grass, Tripsecum floridana

GROUNDCOVERS: Sunshine Mimosa, Mimosa strigilosa Blanketlower, Galifardia pulchella

LANDSCAPE NOTES:

- ALL PROPOSED LANDSCAPE IN PERIMETER
- BUFFER TO BE NATIVE. LOW IMPACT DEVELOPMENT (LID) SWALE TO BE VEGETATED WITH DENSE TURF GRASS, MUHLY GRASS (NATIVE) TO BE UTILIZED ALONG SWALE AREA TO ACT MORE AS A BIOSWALE.

Kimley » Horn 407-536-

SOUTHERN
PERIMETER
LANDSCAPE BUFFER

MONTVERDE SINGL FAMILY

SHEET NUMBER L1.08



SOILS MAP

E 1310 FT OF NE 1/4 OF NE 1/4 ORB 5834 PG 411

THAT PLAT OF GOV LOT 7 LYING STY OF COLLOWING DESCREED USE, FROM SCOOL OF SEC RIN W 1914 B FT, IN 2020 GOMEN SECURITY BY STYLE FT, IN 2020 GOMEN SECURITY BY SECURITY BY STYLE FT, IN 2020 GOMEN SECURITY BY THE SECURITY TO WILL BE OF GOVE LOT 9 TO SESSE FOR 91 THE SECURITY TO WILL BE OF GOVE LOT 9 TO SESSE FOR 91 THE SECURITY BY THE SECUR

GOV LOT 1 ORB 5834 PG 411

Sheet Number	Sheet Title
caa	COVER SHEET
C1.0	OVERALL SITE PLAN
C1.1	SITE PLAN
C1.2	SITE PLAN
C1.3	EASEMENT PLAN
CS10	OVERALL PAVING, GRADING, AND DRAINAGE PLAN
C2.1	PAYING, GRADING, AND DRAINAGE PLAN
C2.2	PAVING, GRADING, AND DRAINAGE PLAN
C2.3	TYPICAL DETAILS
C3.0	OVERALL UTILITY PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
L1.01	TYPICAL LOT LANDSCAPE PLANS EXHIBIT
L1.02	RECREATION TRACT OF SCHEMATIC DESIGN EXHIBIT
L1.03	RECREATION TRACT #2 SCHEMATIC DESIGN EXHIBIT
L1.04	OPEN SPACE TRACT SCHEWATIC DESIGN EXHIBIT
L1.05	RAIN GARDEN & STORMWATER POND LID IMPROVEMENT DIAGRAM
L1.08	TYPICAL LID RAIN GARDEN SCHENATIC DESIGN EXHIBIT
L1.07	HERITAGE ENVIRONMENTAL SIGNAGE DIAGRAM
V1.0	TOPOGRAPHIC TREE SURVEY
V2.0	TOPOGRAPHIC TREE SURVEY
V3.0	TOPOGRAPHIC TREE SURVEY
V4.0	TOPOGRAPHIC TREE SURVEY
V5.0	TOPOGRAPHIC TREE SURVEY
V8.0	TOPOGRAPHIC TREE SURVEY

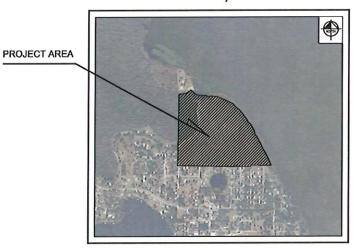
PRELIMINARY DEVELOPMENT PLAN

MONTVERDE SINGLE FAMILY

PARCEL I.D. #'s:

01-22-26-1500-000-00C00, 02-22-26-0001-000-00100, 35-21-26-0004-000-00400, 36-21-26-0003-000-00100 MONTVERDE, FL

JULY 22, 2025



SECTION 35, 36, 02, 01, TOWNSHIP 21S, 22S, RANGE 26E

AERIAL MAP

PROPERTY OWNERS

PARCEL DIS: 38-21-29-0003-009-00100
35-21-29-0004-000-00400
MONTVERDE LANDCO, LLC
KRY, ISLAND LN
MONTVERDE, FLORIDA 34756

PARCEL ID: 02-22-25-0001-000-00100 MONTVERDE LANDOO, LLC TAYLOR GRAYBEAL RO MONTVERDE, FLORIDA 34756

PARCEL ID: 61-22-25-1500-000-00000 MONTVERDE LANDCO, LLC

WATER TOWN OF MONTVERDE 6655 S HIGHWAY 33 MONTVERDE, FL 34758 PHONE: (352) 469-8060

DEVELOPER/APPLICANT: PARAMOUNT DEVELOPMENT, LLC ONE SARASOTA TOWER 2 N. TAMAMI TRAIL, SUTE 800 SARASOTA, R. 34236 CONTACT: Mr. THOMAS SETTLE PHONE 941-255 8900 EXT. 302 EMAIL: TSETTLE@D-LANDCO.CCM

POWER:

DUIGE ENERGY
452 E. CROWN POINT RD
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 806-3371

CIVIL ENGINEER:

KMLETHORN AND ASSOCIATES, INC. 6878 MARKNOX LAVE, SHITE 350 ORLANDO, FL 32827 CONTACT: BRIAN S. ASHOY, P.E. PHONE, 1977, 550-4440 EMAL: BRIAN ASHOY@KMLEY-HORN COM

PROJECT TEAM

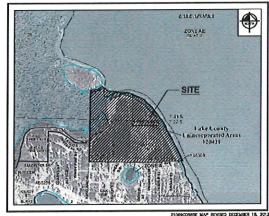
SURVEYOR:

ATTANTIC SURVEYING, LLC
308 B. DILLARY STREET
WHITER GROOD, PL. 34787
CONTACT: STEVE BLANKENSHIP
PHÓNE: (A07) 664-4003
EMAL: STEVEB ATTANTICSURVEY @GMAIL.COM

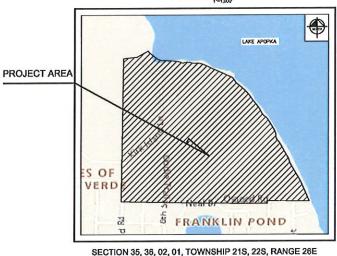
GAS LAKE APOPKA NATURAL GAS DISTRICT 1920 WINTER GRADEN VINELAND RD. WINTER GARDEN, FLORIDA 34787 PHONE: (407) 395-2955

NOTE: SANTARY SEWER SYSTEM IS PRIVATE (HOA OWNED AND MAINTAINS

RECLAIM NOTE: RECLAM WATER SYSTEM IS PRIVATE (HOA OWNED AND MAINTAINED)



FEMA MAP

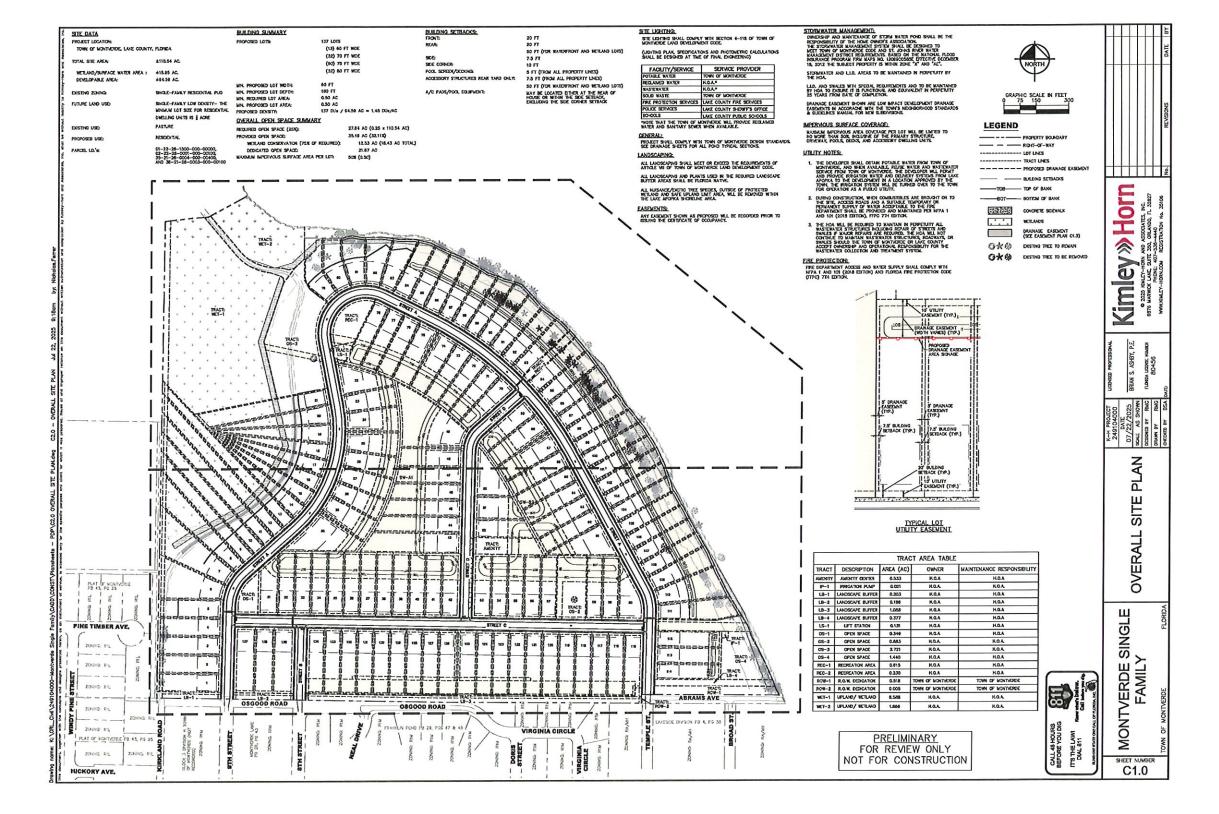


LOCATION MAP

UTILITY PROVIDERS



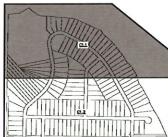
© 2025 KMEY-HORN AND ASSOCIATES, INC. 8876 MARWOX LAKE, SLITE 350, ORLANDO FL 32827 Phone (407) 536-4440 WWILMLEY-HOPN COM REGISTRATION No. 35108



_								A 74045		1000 100	4 71015
P	ARCEL ARE	A TABLE	P	ARCEL ARE	A TABLE	P	PARCEL AREA TABLE PARCEL AREA			A TABLE	
LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)
1	25041.10	0.57	21	44531.35	1.02	41	21825.00	0.50	61	25435.43	0.61
2	25078.05	0.56	22	24639.29	0.57	42	24735.00	0.57	52	21825.00	0.50
3	25111.00	0.58	23	21991.79	0.50	43	42222.60	0.97	8.3	21825.00	0.50
4	25145.96	0.56	24	25793.40	0.59	44	26434.04	0.68	64	21825.00	0.50
5	24953.01	0.57	25	25170.63	0.58	45	26753.33	0.81	65	21825.00	0.50
8	41515.23	0.95	26	21955.40	0.50	45	24751.85	0.57	6.5	23073.54	0.53
7	51780.50	1.19	27	21955.40	0.50	47	23251.78	0.53	87	26102.55	0.50
	44831.44	1.03	25	21955.40	0.50	48	25956.51	0.80	68	20297.36	0.60
	36868.79	0.85	29	25053.83	0.58	48	82909.35	1.44	98	22542.76	0.52
10	40758.96	0.94	30	30921.25	0.89	50	24257.49	0.56	70	22274.53	0.51
11	44855.12	1.03	31	22224.22	0.51	51	21885.39	0.50	71	21951.41	0.50
12	48580.50	1,11	32	21822.83	0.50	52	22378.85	0.51	72	21951.39	0.50
13	43455.38	1.00	33	21825.00	0.50	53	24735.00	0.57	73	22559.71	0.52
14	21822.27	0.50	34	21625.00	0.50	54	21825.00	0.50	74	26102.66	0.60
15	21822.27	0.50	35	21525.00	0.50	55	21825.00	0.50	75	25727.86	0.81
15	2'822.27	0.50	36	21825.00	0.50	56	21825.00	0.50	75	23600.82	0.54
17	21822.27	0.50	37	21825.00	0.50	57	21825.00	0.50	77	22797.55	0.52
15	Z-822.27	0.50	38	21825.00	0.50	58	21825.00	0.50	78	23813.35	0.55
19	27865.59	0.84	39	21825.00	0.50	50	21825.00	0.50	73	26259.06	0.60
20	28528.08	0.55	40	21825.00	0.50	80	21950.08	0.50	80	21693.91	0.50

PARCEL AREA TABLE			P	ARCEL ARE	A TABLE	P.	PARCEL AREA TA		
LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (
15	2:352.25	0.50	101	22907.89	0.53	121	22150.37	0.51	
82	21903.34	0.50	102	22967.93	0.52	122	22213.97	0.51	
83	22079.91	0.51	103	22375.00	0.51	123	22277.56	0.51	
84	22259.14	0.51	104	22071.19	0.51	124	22341,16	0.51	
65	22055.39	0.51	105	21802.04	0.50	125	25145.07	0.50	
86	21951.14	0.50	106	21931.01	0.50	126	28228.55	0.50	
87	2:840.73	0.50	107	21900.89	0.50	127	22502.54	0.52	
86	21974.05	0.50	108	21975.89	0.50	1.25	22502.54	0.52	
80	22433.85	0.52	100	28230.97	0.50	129	22502.54	0.52	
90	24291.05	0.56	110	34765.48	0.90	130	22502.54	0.52	
91	23185.13	0.53	111	32119.26	0.74	131	22502.54	0.52	
92	22733.35	0.52	112	22550.00	0.52	132	22502.54	0.52	
93	23150.19	0.53	113	22550.00	0.52	133	22502.54	0.52	
94	22564.20	0.52	114	21844.37	0.50	134	24002.71	0.55	
95	22537.04	0.52	115	23254.51	0.53	135	27753.14	0.64	
96	22353.34	0.51	115	21832.38	0.50	136	25453.50	0.58	
97	22170.57	0.51	117	21595.95	0.50	137	27753.14	0.64	
98	22672.38	0.52	118	21959.58	0.50				
99	22744.65	0.52	119	22023,17	0.51				
100	22549.73	0.52	120	22088.77	0.51				

LOT	AREA (SF)	AREA (AC)
121	22150.37	0.51
122	22213.97	0.51
123	22277.56	0.51
124	22341,16	0.51
125	25145.07	0.90
126	28228.55	0.50
127	22502.54	0.52
125	22502.54	0.52
129	22502.54	0.52
130	22502.54	0.52
131	22502.54	0.52
132	22502.54	0.52
133	22502.54	0.52
134	24002.71	0.55
135	27753.14	0.64
138	25453.50	0.58
137	27753.14	0.64



KEYMAP



LEGEND

	- PROPERTY BOUNDARY
	- RIGHT-OF-WAY
	LOT LINES
	- TRACT LINES
	- PROPOSED DRUNKAGE EKSEMENT
	- BUILDING SETEMONS
	- TOP OF BANK
	- BOTTOM OF BANK
50000000	CONCRETE EDENHA



WETLANDS BUFFER

(SEE EASEMENT FLAN CILE) NOTE: LOW IMPACT DEVELOPMEN DRANAGE EASEMENTS IN

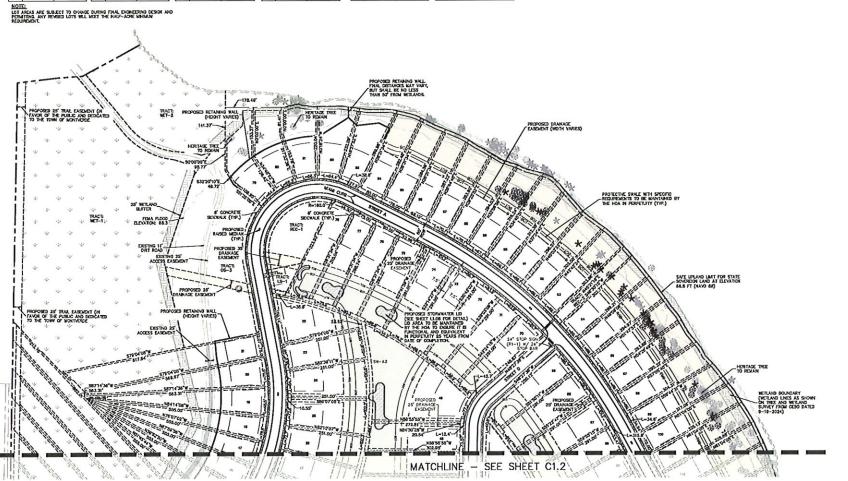
OWS DEED DEED TO REMAIN Ø★祭 ENSTRUCTURE TO BE REMOVED Kimley » Horn

PLAN SITE

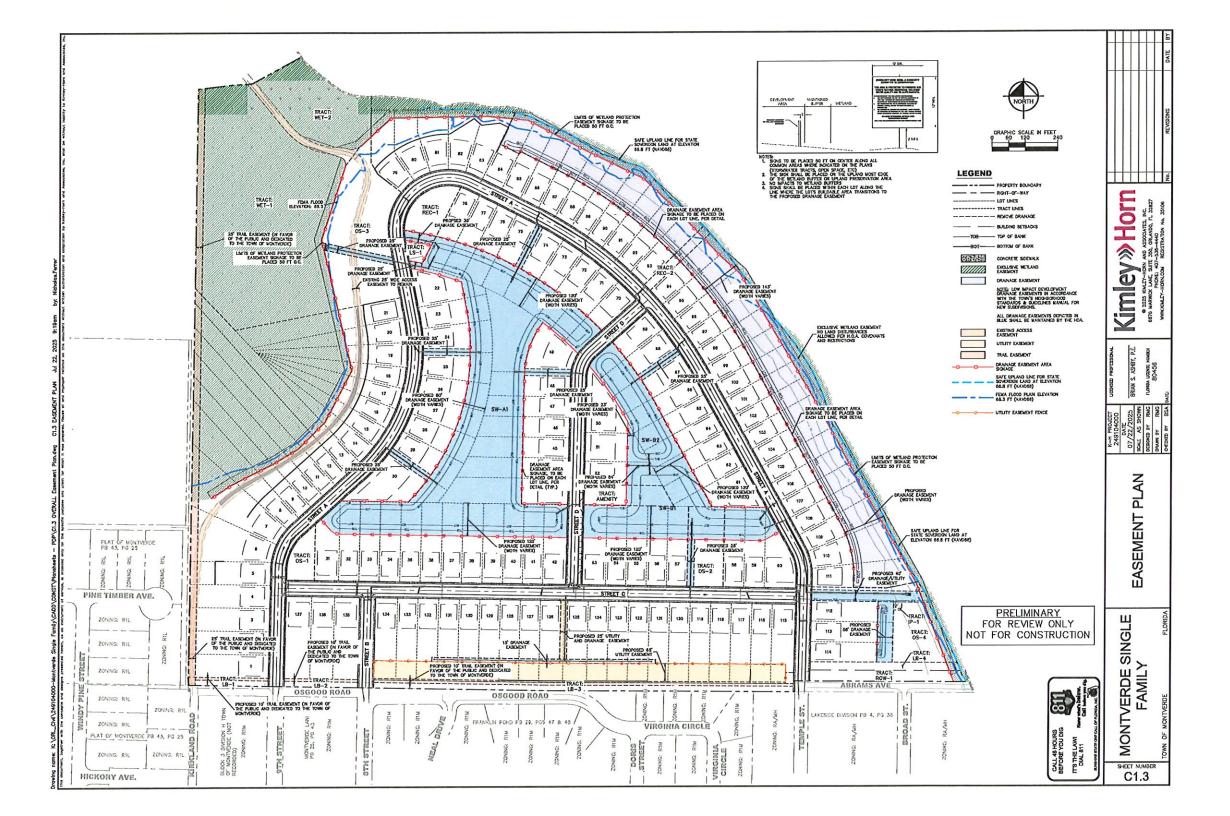
MONTVERDE SINGLE FAMILY

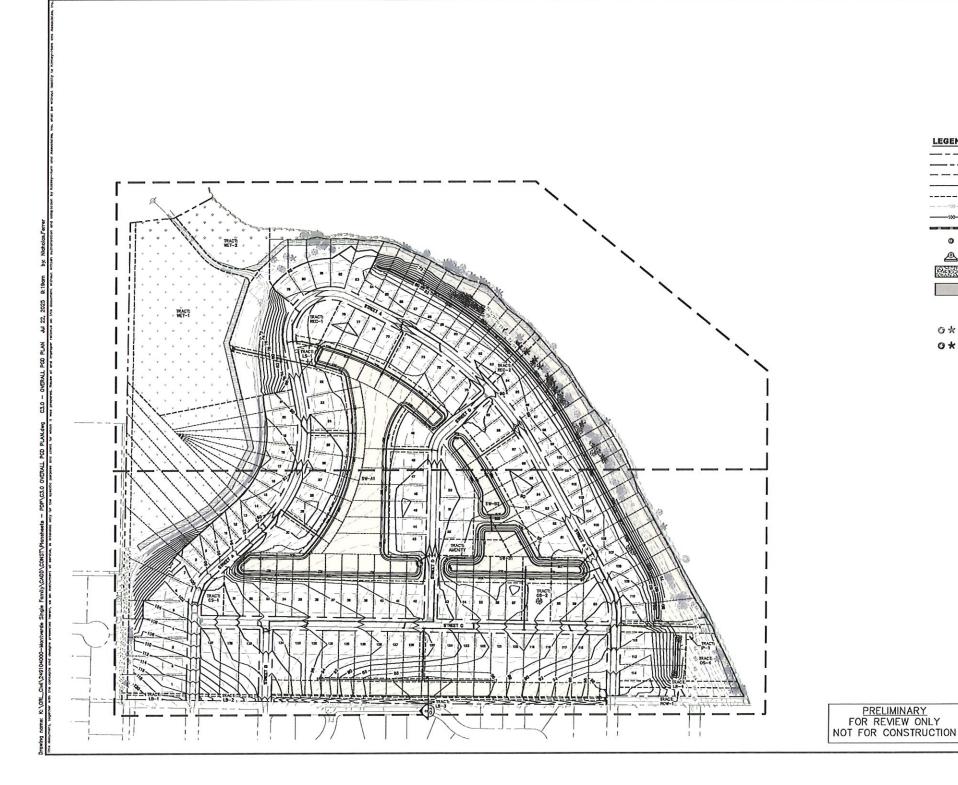
SHEET NUMBER C1.1

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NOT	FOR	CONS	TRUCTION



PARCEL AREA TABLE IUT JAVA (57) JAVA (47) IUT JAVA (57) JAVA (57) IU	IEVWHOLE STATE NEW TOWN WAS ASSOCIATED NEW TOWN WAS ASSOCIATED NEW TOWN WAS ASSOCIATED NEW TOWN WAS ASSOCIATED NAME ASSOCIATED NEW TOWN WAS ASSOCIATED NAME AS
MATCHLINE - SEE SHEET CL1 Green to the second of the seco	PLAN (24910-4000) O/22/2002 FOLIAN (27002)
TOTAL TOTAL SERVICE OF THE STATE OF THE STAT	MONTVERDE SINGLE SITE TOWN OF MONTVERDE SITE FAMILY TOWN OF MONTVERDE









LEGEND

PROPOSED DRAINAGE EASEMENT

○ ☆ 徐 EXSTNO TREE TO REMAN O★☆ EXSTING THEE TO BE REMOVED Kimley » Horn

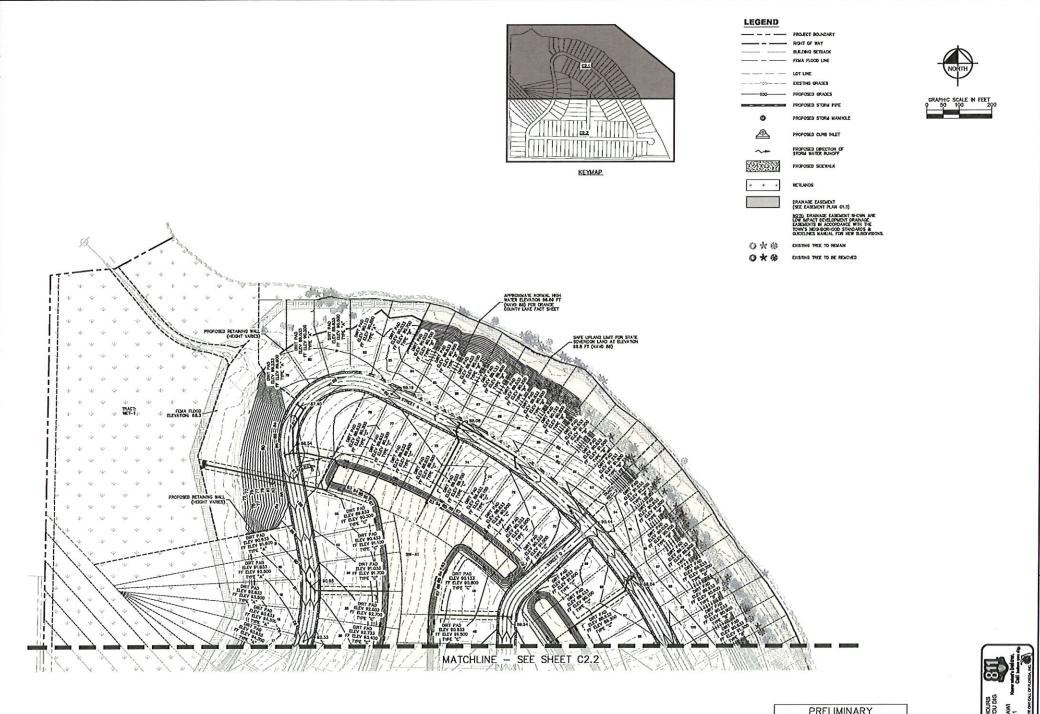
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era where the sure are even on the successive the
waveler-induced recognition has also
where the successive the sure also BRIAN S. ASHBY, P.E.

OVERALL PAVING, GRADING, AND DRAINAGE PLAN

MONTVERDE SINGLE FAMILY

SHEET NUMBER C2.0

CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW! DIAL 811



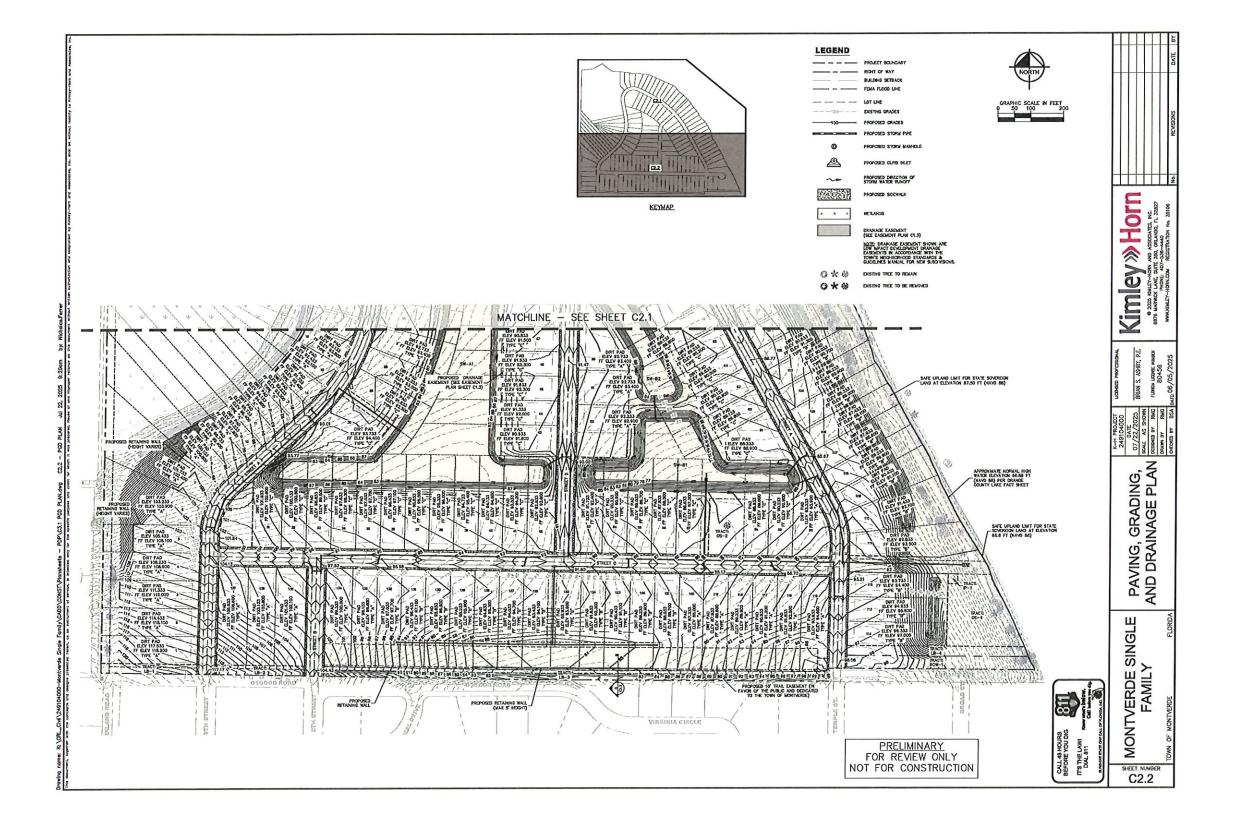
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

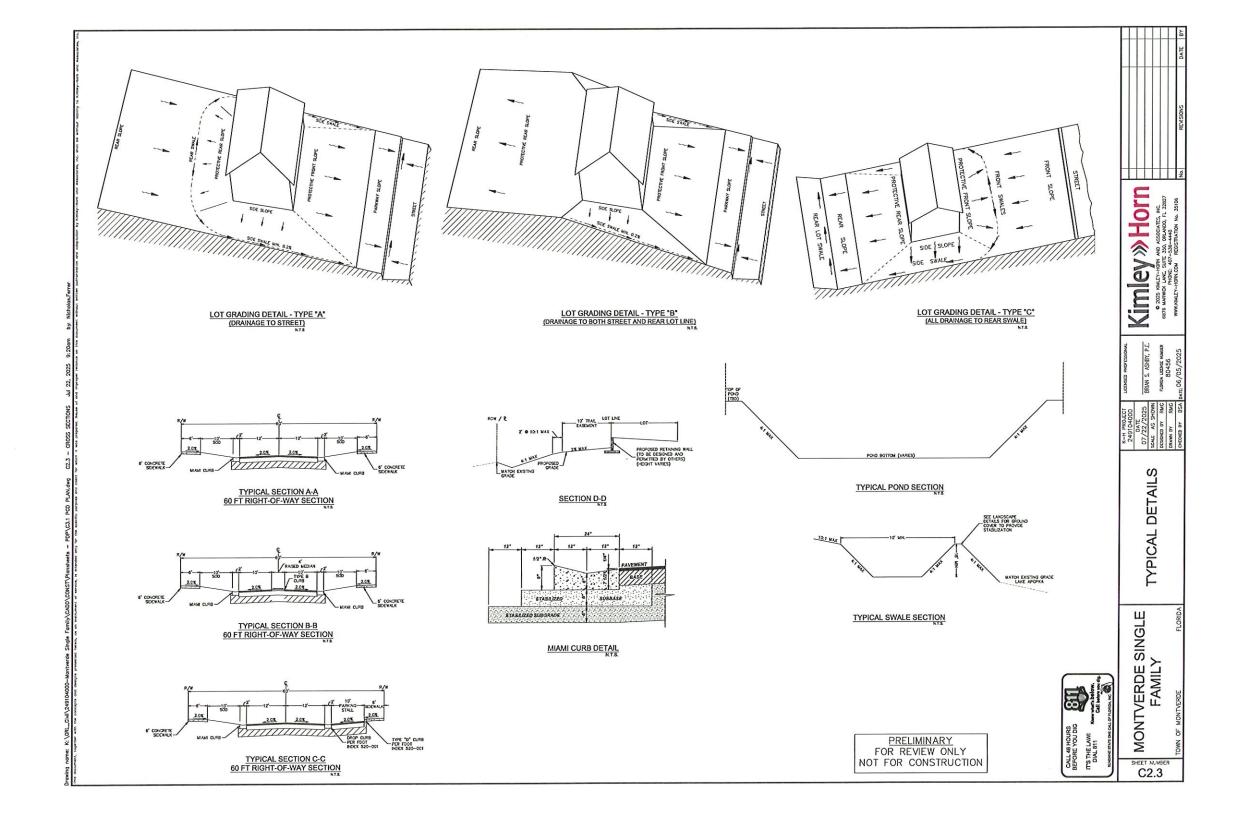
MONTVERDE SINGLE FAMILY C2.1

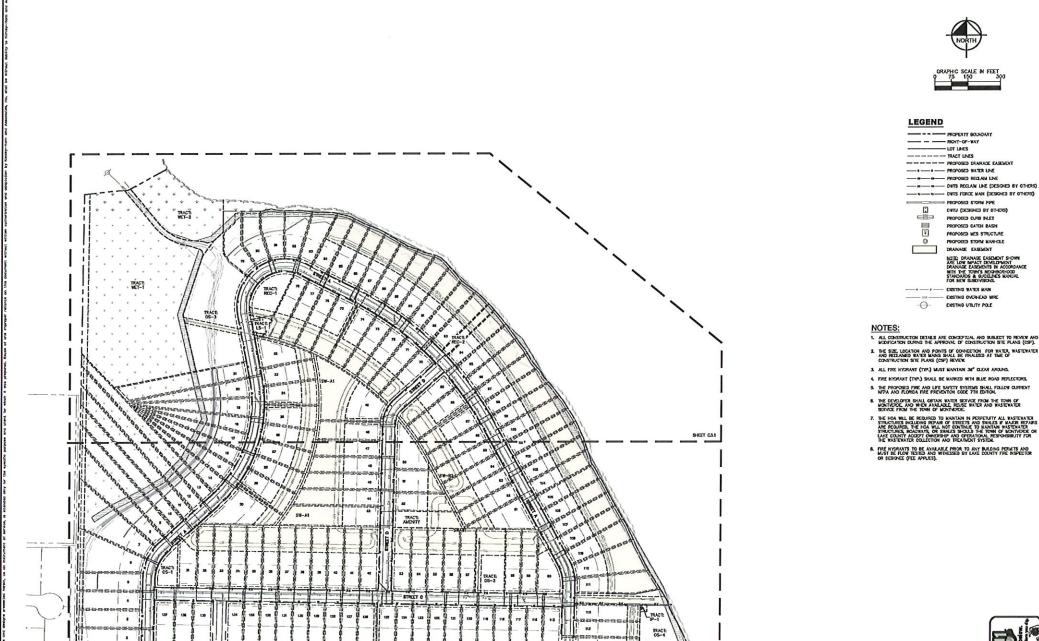
Kimley >> Horn

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PAVING, GRADING, AND DRAINAGE PLAN







PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET CLZ

MONTVERDE SINGL FAMILY

SHEET NUMBER C3.0

Caza MARMICE LANGE SUITE SUITE

OVERALL UTILITY PLAN

orn



PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION

C3.1

