



PLANNING AND ZONING BOARD AGENDA

December 11, 2024 6:30 PM

AT TOWN HALL

17404 SIXTH STREET

MONTVERDE, FLORIDA 34756

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

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

BOARD MEMBERS

Karin Arellano
Josie Weiss
Thomas Johnson
Holly Broecker

STAFF

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

Call to Order and Opening Ceremonies

- Call to Order
- Pledge of Allegiance
- Roll Call

I. Approval Of Minutes

A. Minutes of November 6, 2024 Planning & Zoning Board Meeting.

II. Public Hearings, Ordinance and Resolutions

- A. **RESOLUTION NO. 2023-87** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN A R-1L SINGLE-FAMILY LOW DENSITY ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT AN OUTDOOR STORAGE BUSINESS FOR BOATS, RVs, AND TRAILERS ON THE HEREIN DESCRIBED PROPERTY GENERALLY LOCATED AT FOSGATE ROAD AND RIDGEWOOD AVENUE, MONTVERDE, FLORIDA, OWNED BY PARQUE VERDE, LLC; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. **ORDINANCE NO. 2024-43** 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 TOWN OF MONTVERDE SINGLE-FAMILY MEDIUM TO TOWN OF MONTVERDE OFFICE, RESIDENTIAL, COMMERCIAL (ORC) ON THE FUTURE LAND-USE MAP FOR THE HEREIN DESCRIBED PROPERTY CONSISTING OF APPROXIMATELY 0.365 +/- ACRES ; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; 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 ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE. (TABLED 11-6-2024)
- C. **ORDINANCE NO. 2024-42** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE CHANGING THE ZONING DESIGNATION OF REAL PROPERTY OWNED BY MICHAEL AND MARIE THERESA KAY AND LOCATED AT 17510 COUNTY ROAD 455, MONTVERDE, LAKE COUNTY, FLORIDA FROM A SINGLE-FAMILY MEDIUM DENSITY (R1M) TO OFFICE, RESIDENTIAL, COMMERCIAL (ORC); PROVIDING FOR DIRECTIONS TO THE TOWN MANAGER; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT; AND SETTING AN EFFECTIVE DATE. (TABLED 11-6-2024)
- D. **RESOLUTION NO. 2024-156** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A VARIANCE FROM SECTION 10-52 IN CHAPTER 10 OF THE MONTVERDE LAND DEVELOPMENT CODE FROM THE REAR YARD SETBACK FOR THE REAL PROPERTY LOCATED AT 17632 9TH STREET, MONTVERDE, FLORIDA, OWNED BY GIOVANNI CUNHA; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.
- E. **ORDINANCE NO. 2024-44** AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, TO CHANGE THE ZONING FROM LAKE COUNTY AGRICULTURE TO TOWN OF MONTVERDE SINGLE-FAMILY RESIDENTIAL PUD FOR THE HEREIN DESCRIBED PROPERTY OWNED BY MONTVERDE LANDCO, LLC AND LOCATED NORTH OF OSGOOD ROAD, WEST OF LAKE APOPKA AND PARTIALLY EAST OF KIRK ISLAND RD; 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.

- F. **RESOLUTION 2024-158** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING PRELIMINARY PLAT 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. **DISCUSSION ITEMS**

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

IV. **Adjournment**

The Town reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except 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.