



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 8, 2022, AT 7:00 P.M.**

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

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

Meeting ID: 836 9985 5762

Passcode: 820875

Call in Number: 646-558-8656

TOWN COUNCIL MEMBERS

Joe Wynkoop, Mayor

Jim Ley, Vice Mayor

Billy Bates, Councilmember

Allan Hartle, Councilmember

Judy Smith, Councilmember

STAFF

Paul Larino, Town Manager

Anita Geraci-Carver, Town Attorney

Sean Parks, Town Planner

Lisa Busto, Associate Planner

Sandra Johnson, Town Clerk

B.J. Cowan, Finance Director

DISCLAIMER

This booklet has been prepared for the convenience of the Montverde Town Council In discussing matters before them. Every effort has been made to include all items to be discussed at this Town Council Meeting, however, the Mayor or Council Members may add items, which are not part of this Agenda, or items may be removed from consideration. While it has been the goal to present error-free information, we do not represent that documentation is without errors or omissions.

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. PRESENTATION AND ADMINISTRATIVE MATTERS

- A. Swearing in of Councilmembers; Bill Bates and Judy Smith
- B. Nomination for Vice Mayor
- C. Dais seating assignments

II. MINUTES APPROVAL

- A. Minutes of the Town Council Special Meeting/Workshop held September 20, 2022.
- B. Minutes of the Town Council Regular Meeting held October 11, 2022.
- C. Minutes of the Town Council Special Meeting held October 18, 2022.

III. CITIZENS QUESTION/COMMENT PERIOD

The Town Council invites the public to come forward with questions, comments, and concerns. Action will not be taken by the Council at this meeting, but questions may be answered by Staff or issues may be referred for appropriate Staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comment will not be taken under Citizens Questions/Comment Period for matters listed on this agenda. Public Comment on such items will be taken once the agenda item is before the Council for consideration.

IV. DEPARTMENT & COMMITTEE REPORTS

- A. Town Manager Larino’s Report.
- B. Town Attorney Geraci-Carver Report.
- C. Town Planner Parks Report.
- D. Lake County Commission Report.
- E. Town Council Reports.
- F. Mayor Wynkoop Report.
- G. Other Reports

V. OCTOBER FINANCE REPORT

Beginning Bank Balance	\$ 3,119,933.45
Revenues	\$ 603,130.77
Expenditures	\$ 544,310.58
Ending Balance	<u>\$ 3,095,146.50</u>
Grant Clearing Account	\$ 4,854,308.58
Total Bank Balance	\$ 7,949,455.08

VI. DISCUSSION AND ACTION ITEM

- A. Discussion on clarifying uses allowed under single family residential zoning districts.

VII. PUBLIC HEARINGS, ORDINANCE AND RESOLUTIONS

- A. **Ordinance No. 2022-21** An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's comprehensive plan pursuant to 163.3184, Florida statutes, by amending the comprehensive land-use plan designation from Lake County agriculture to town of montverde single family low density residential on the future land-use map for the herein described property; providing for severability and scrivener's errors; and 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 at request of developer – to be rescheduled at a future date)**
- B. **Ordinance No. 2022-18** An Ordinance of the Town of Montverde, Florida, amending Section 4-84 in Chapter 4 of the Town of Montverde Land Development Code to remove asphalt as an option for driveway aprons, increase pounds per square of concrete from 3,000 to 3,500, and include driveway apron detail; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date. **(Second Reading)**
- C. **Ordinance No. 2022-19** An Ordinance of the Town of Montverde, Florida, amending landscaping requirements set forth in Article VIII in Chapter 4 of the Town of Montverde Land Development Code to require a detailed landscape plan and list the items required on a landscape plan, irrigation systems proposed for landscaping, require an irrigation plan as well as to include a process for review and approval of an irrigation plan, require maintenance and inspection of irrigation systems, require foundational hedges, insert a new landscape buffer table, include for clarification Florida Friendly Landscaping materials located in a separate section of the land development code, include for clarification minimum tree requirements, provide for preferred types of mulch, limit percentage of sod and landscaping coverage, and include environmental swale landscaping requirements and add an environmental swale diagram; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date. **(First Reading)**

- D. **Ordinance No. 2022-20** An Ordinance of the Town of Montverde, Florida, amending fence requirements set forth in Article XI in Chapter 4 of the Town of Montverde Land Development Code to specify minimum gauge welded wire mesh, prohibiting chicken wire unless certain criteria is met, allowing for deviation in maximum height of fences for topographic changes with town consent, allowing fences that secure town of montverde equipment and assets to be 10-feet in height, authorizing certain fences to exceed 6-feet in height, allowing certain fences within jurisdictional wetlands within the agriculture zoning district only, and requiring fences to be constructed in accordance with industry standards; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date. **(First Reading)**
- E. **Ordinance No. 2022-22** An Ordinance of the Town of Montverde, Lake County, Florida, amending various Sections of the Town of Montverde Land Development Code to transfer administrative responsibility and authority from the Mayor to the Town Manager consistent with the Town Charter and the Council/Manager form of government; providing for conflicts, codification, and severability; providing for an effective date. **(Second Reading)**
- F. **Ordinance No. 2022-23** An Ordinance of the Town of Montverde, Florida, creating Article III in Chapter 5 of the Town of Montverde Code of Ordinances to adopt the 2021 Edition of the International Property Maintenance Code; providing certain amendments thereto to conform to Florida law and the town's existing Code of Ordinances by providing for the creation of a code official; defining weeds and prohibiting noxious weeds; supplementing provisions relating to interior surfaces, protective treatment, roofs and drainage, and boarding standards; and removing provisions for a board of appeals as set forth in the 2021 Edition of the International Property Maintenance Code; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date. **(First Reading)**
- G. **Resolution No. 2022-38** A Resolution of the Town Council of the Town of Montverde, Florida amending the 2021-2022 fiscal year budget pursuant to Section 5.05 of the Town Charter to transfer funds from the General Fund revenues to various General Fund departments for increased expenditures in the following departments: Legal Counsel (514) and Garbage/Solid Waste Control (534) and providing for an effective date.

VIII. **REMINDERS AND ADJOURNMENT**

- A. Staff and Mayor reminders or comments.
- B. Motion to Adjourn.

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

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

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