



**MONTVERDE TOWN COUNCIL  
REGULAR MEETING AGENDA  
JULY 12, 2022 AT 7:00 P.M.**

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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

**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**

**II. MINUTES APPROVAL**

- A. Minutes of the Town Council Regular Meeting held June 14, 2022.
- B. Minutes of the Town Council Workshop held June 21, 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 & Department Staff Report.
- B. Town Attorney Geraci-Carver Report.
- C. Town Planner Parks Report.
- D. Lake County Commission Report.
- E. Fire Department Report
- F. Committee Reports
- G. Town Council Reports.
- H. Mayor Wynkoop Report.

**JUNE FINANCE REPORT**

Beginning Bank Balance	\$ 3,633,084.23
Revenues	\$ 279,418.41
Expenditures	\$ 568,469.12
Ending Balance	<u>\$ 3,344,033.52</u>
Grant Clearing Account	\$ 4,427,172.38
Total Bank Balance	\$ 7,677,383.09

**V. DISCUSSION AND ACTION ITEM**

- A. Discussion of Asphalt Street Repairs
- B. Entitlement Reviews – Preliminary
- C. Discussion on Right of Way Clearing

## VI. ORDINANCES AND RESOLUTIONS

- A. Resolution 2022-20 A Resolution of the Town Council of the Town of Montverde, Florida approving the Summit Broadband Service Order and Master Services Agreement; authorizing the Town Manager to execute the Service Order; providing for an effective date.
- B. Ordinance 2022-14-Public Hearing/First Reading An Ordinance of the Town of Montverde, Lake County, Florida, amending the Montverde's Comprehensive Plan to include a property rights element as required by Section 163.3177, Florida Statutes providing for the property rights element to apply in the Town of Montverde; Providing for conflicts; providing for severability; providing for inclusion in the Town of Montverde Comprehensive Plan; and providing for approval and an effective date.
- C. Ordinance 2022-16 - Public Hearing/First Reading An Ordinance Of The Town Council Of The Town Of Montverde, Florida, Amending Willow Ridge Subdivision Pud Ordinance 2021-04 To Change The Setback For Pools And Associated Pool Decking To A 20-Foot Rear Yard Setback And A 5-Foot Side Yard Setback For The Herein Described Property Owned By Pulte Home Company Llc And Located South Of Fosgate Road, West Of Blackstill Lake Road And Northeast Of The Florida Turnpike; Providing For Severability; Repealing All Ordinances In Conflict Herewith; Providing For Scrivener's Errors, And Providing For An Effective Date.
- D. Resolution 2022-14 – Public Hearing A Resolution of the Town Council of the Town of Montverde, Florida, granting final plat approval for a 234 lot residential subdivision to be known as Willow Ridge on Blackstill Lake Road and Fosgate Road withing the Town of Montverde, Lake County, Florida, and providing for an effective date.
- E. Ordinance 2022-09 – Second Reading An Ordinance of the Town of Montverde, Florida amending Chapter 4 of the Town Of Montverde Land Development Code to include the Montverde Downtown Overlay District for properties within the Town of Montverde; include design standards for non-residential development that include but is not limited to building design and materials, roofs, lighting, placement of mechanical equipment, site design, landscaping, parking stormwater, and convenience stores with gas stations; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for the repeal of ordinances in conflict herewith; and providing for an effective date.
- F. Ordinance 2022-12 – Second Reading 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 single family low density to agricultural on the future land-use map for the herein described property consisting of less than 50 acres owned by Parque Verde, LLC; authorizing the Town Manager to amend said comprehensive plan; repealing all ordinances in conflict herewith; providing for severability and scrivener's errors; providing for an

effective date; and providing for the forwarding of this ordinance to the State of Florida Department of Economic Opportunity.

- G. Ordinance 2022-13 – Second Reading An Ordinance of the Town Council of the Town of Montverde changing the zoning designation of real property owned by Parque Verde, LLC and located on Fosgate Road (Alt Key 1029490), Montverde, Lake County, Florida, from a single-family low density (R1L) designation to agriculture; providing for directions to the Town Manager; providing for severability and scrivener’s errors; providing for conflict; and setting an effective date.
- H. Resolution 2022-21 A Resolution of the Town Council of the Town of Montverde, Florida approving the amendment agreement relating to provisions of Library services between Lake County, Floring and the Town of Montverde to extend the agreement for an additional 12-month period expiring on September 30, 2023; providing for an effective date.
- I. Resolution 2022-22 A Resolution of the Town Council of the Town Of Montverde, Florida, Providing assurances of compliance with civil rights requirements; authorizing the Town Manager to execute Assurances Of Compliance With Civil Rights Requirements; providing for an effective date.
- J. Resolution 2022-23 A Resolution of the Town Council of the Town of Montverde, Florida, Approving the second amended and restated interlocal agreement between the Town of Oakland and the Town of Montverde for provision of water services for Oakland Project as defined herein; providing for an effective date.
- K. Resolution 2022-24 A Resolution of the Town Council of the Town of Montverde, Florida, approving the first amendment to utility development agreement between the Town of Montverde and Eagles Landing at Ocoee, LLC to address changes in the provision of potable water service to lake apopka sound development; authorizing the Mayor to execute the agreement; providing for an effective date.
- L. Resolution 2022-25 A Resolution of the Town Council of the Town of Montverde, Florida, approving the Lake County Water Authority Sotrmwater Grant Program agreement to fund Town of Montverde Sotrmwater Improvement Project; Authorizing the Town Manager to execute the grant program; providing assurances; and providing for an effective date.

## **VII. 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.