

RECORD AND RETURN TO:
TOWN OF MONTVERDE
P.O. BOX 560008
MONTVERDE, FL 34756

ORDINANCE 2022-XX

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 AT XXX FOSGATE ROAD, 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.

WHEREAS, Parque Verde LLC, Owner, is requesting to change the zoning designation for the real property described below from Single-Family Low Density to Agriculture in order to have an ornamental nursery involving retail sales on the property; and

WHEREAS, the property has a future land use designation of Agricultural as shown on the Town of Montverde Comprehensive Plan Future Land Use Map; and

WHEREAS, the requested zoning is consistent with the future land use designation of the property; and

WHEREAS, the Planning & Zoning Committee has considered this ordinance at a duly noticed public hearing; and

WHEREAS, the Town of Montverde has advertised as required by law prior to adoption of this ordinance, and provided surrounding property owners notice; and

WHEREAS, the Town Council has considered adoption of this ordinance at a public hearing

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA as follows:

Section 1. Zoning Classification. Based on the petition by Parque Verde, LLC the property hereinafter described which petition has been approved by the Town Council of the Town of Montverde, Florida, pursuant to the provisions of the Laws of Florida, the zoning designation of the said property located in the Town of Montverde, Lake County, Florida, is hereby changed from Single-Family Low Density to **Agriculture** as designated by Town of Montverde, to wit:

Lake County Florida Property Appraiser Parcel Identification Number:
09-22-26-0201-017-00000

Tracts 17, 18, 31 and 32 lying southeasterly of Fosgate Road, Map of Section 10, Township 22 S. Range 26 E. Lake County, Florida, as laid off by Lake Highland Company, according to the plat thereof as recorded in Plat Book 3, Page 51, Public Records of Lake County, Florida, Section 10, Township 22 South, Range 26 East (the “Property”)

The Property is depicted on **Exhibit A** attached hereto.

Section 2. Consistent with Comprehensive Plan. The zoning classification is consistent with the Comprehensive Plan of the Town of Montverde, Florida.

Section 3. Official Zoning Map. The town manager, or designee, is hereby directed to amend, alter, and implement the official zoning maps of the Town of Montverde, Florida, to include said designation consistent with this Ordinance.

Section 4. Severability. That if any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. Scrivener’s Errors. Scrivener’s errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 6: Conflict. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Effective Date. This ordinance shall be effective immediately upon adoption by the Town Council of the Town of Montverde.

PASSED AND ORDAINED in regular session of the Town Council of the Town of Montverde, Lake County, Florida, this _____ day of _____, 2022.

Joe Wynkoop, Mayor

Attest:

Sandy Johnson, Town Clerk

Approved as to form and legality:

Anita Geraci-Carver, Town Attorney

First Reading _____

Second Reading _____

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

	YEA	NAY
Bill Bates, Council Member		
Allan Hartle, Council Member		
Jim Ley, Vice Mayor		
Judy Smith, Council Member		
Joe Wynkoop, Mayor		

EXHIBIT A

Map of the Property

Parcel No. 09-22-26-0201-017-00000