



**PLANNING AND ZONING BOARD AGENDA
NOVEMBER 6, 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
Joe Morganelli

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 September 17, 2024 Planning & Zoning Board Meeting.

II. Public Hearings, Ordinance and Resolutions

- A. **Resolution No. 2024-138** A Resolution of the Town Council of the Town of Montverde, Florida, granting major site plan approval to Montverde Academy for the expansion of the Henry D. Roberts Gymnasium located internal to the campus; providing for conditions; and providing for an effective date.
- B. **Resolution No. 2024-140** A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 4-256 in Chapter 4 of the Montverde Land Development Code from the maximum height restriction on fences for the real property located at 17650 Doris Street, Montverde Florida, owned by Robson Bonatti and Mariana De Angelo; providing for conditions; and providing for an effective date.

- 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.
- D. **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.
- E. **Ordinance No. 2024-41** An Ordinance of the Town of Montverde, Florida, amending the Town of Montverde's Comprehensive Plan to include changing in all elements of the Town's Comprehensive Plan the planning timeframes from five years to ten years as required by SB 1604/chapter 2023-31 Laws of Florida; relocating Archaeological protection language in the Future Land Use element to the Archaeological and Historic Resources element; increasing the minimum open space percentages required for each Future Land Use designation in the Future Land Use element; requiring access management to be consistent with the Montverde walks plan; removing a requirement to identify wetlands as conservation open space; clarifying architectural design guidelines as permitted by state statutes will be added to the land development regulations to assist in compatibility between adjacent uses; excluding jurisdictional wetlands from gross land area; including the types of dwelling units that may be constructed in areas designated as affordable housing on the Future Land Use maps; including Commercial District 2 (C-2) as a type of commercial Future Land Use designation; clarifying open space definition; adding utility as a Future Land Use designation; include reference to a Joint Planning Agreement; amend table-2 in the Future Land Use element relating to density and intensity of land use designations; amending the Capital Improvements element and Public Facilities element as required by HB 1379/Chapter 2023-169 relating to water quality and Upper Ocklawaha BMAP; providing for conflicts; providing for severability; providing for inclusion in the Town of Montverde Comprehensive Plan; and providing for approval and 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 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.

Notice is hereby given, that one or more Members of the Montverde Town Council may be present at this meeting.