



## NOTICE OF PUBLIC HEARING

The Town of Montverde Town Council will hold a public hearing on **Tuesday, May 13, 2025, at 7:00 p.m.**, at the Town Hall Auditorium located at 17404 Sixth Street, Montverde, Florida to deliberate on the following:

### ORDINANCE 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 AND TWENTY 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 PUBLIC FACILITIES 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.

Specifically: The Town Council will deliberate on whether to adopt the proposed statutory updates to the 11 Elements of the Montverde Comprehensive Plan, as required per Florida Statute.

Interested parties may appear at the public hearing and be heard with respect to the proposed ordinance. Persons with disabilities needing assistance to participate in this proceeding should contact the Town Clerk at least 48 hours before the meetings at 407-469-2681.

This ordinance is available at the Town Clerk's Office, at Town Hall located at 17404 Sixth Street, Montverde, Florida, for inspection on Monday through Thursday, from 8:00 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any decision made at this meeting, they will need a record of the proceeding, and for such purposes, they may need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence upon which the appeal is based, per Section 286.0105, Florida Statutes.

Paul Larino, Town Manager  
Town of Montverde