

**Record and Return to:
Town of Montverde
P.O. Box 560008
Montverde, FL 34756**

RESOLUTION 2015-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONTVERDE, FLORIDA, GRANTING A CONDITIONAL USE PERMIT IN AN RA/MH – SINGLE FAMILY RESIDENTIAL AFFORDABLE/MANUFACTURED HOUSING ZONING DISTRICT IN THE TOWN OF MONTVERDE TO PERMIT PARKING AND OTHER GENERAL ACTIVITIES ASSOCIATED WITH AND FOR CHURCH USE, ON THE HEREIN DESCRIBED PROPERTY LOCATED ON 8TH STREET, OWNED BY FIRST BAPTIST CHURCH OF MONTVERDE, INCORPORATED; PROVIDING FOR CONDITIONS; PROVIDING FOR AN EXPIRATION DATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner, has petitioned for a Conditional Use Permit to allow for church parking and general activities associated with church use within a RA/MH – Single family residential affordable/manufactured housing zoning district located on 8th Street in Montverde; and

WHEREAS, such property is more particularly described below (the “Property”); and

WHEREAS, property owners within a 300 foot radius of the property were provided written notice delivered by U.S. Mail, Return Receipt Requested in accordance with Sec. 10-11, Town of Montverde Code of Ordinances in advance of Planning and Zoning; and

WHEREAS, this Resolution has been properly advertised in a newspaper of general circulation prior to the public hearing before Town Council; and

WHEREAS, Planning and Zoning and the Town Council has considered the petition in accordance with standards for granting a Conditional Use Permit contained in Section 10.11, Town of Montverde Code of Ordinances.

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

1. The Town of Montverde has determined that the use of the Property for church related parking and for general activities associated with church use is desirable at the location of the Property.
2. The Town Council has determined that these uses on the Property, as hereafter defined, will not be detrimental to the public health, safety or general welfare of persons residing or working in the vicinity of the Property, and is not detrimental to the character of the area or inconsistent with trends of development in the area.
3. The Town Council has determined that the proposed use on the Property, as hereafter defined, will comply with the regulations and conditions specified in the codes for such use.

4. The Town Council has further determined that the proposed use is consistent with the Comprehensive Plan for the Town of Montverde and will not adversely affect the public interest.

5. The proposed use will not have an unduly adverse effect on existing traffic patterns, movements and intensity.

6. The petition for a Conditional Use Permit filed by the owner, for the property located on 8th Street in the Town of Montverde, Lake County, Florida, more particularly described as follows is **GRANTED** subject to conditions set forth below:

Parcel No: 01-22-26-100000300300

The South 107 feet of the East 100 feet of Lot 4, Block 3 of Division E, according to the Official Map of the Town of Montverde, Lake County, Florida.

And

Parcel No: 01-22-26-100000300303

The West 80 feet of the East 180 feet of the South 107.00 feet of Block 3, in Division "E" of the Town of Montverde (unrecorded), being more particularly described as follows:

Commence at the Northeast corner of the Southeast ¼ in Section 2, Township 22 South, Range 26 East, Lake County, Florida; thence run South 304.96 feet; thence run North 89 54' 32" West 690.00 feet to the Southeast corner of said Block 3; thence continue North 89 54' 32" West along the South line of said Block 3 for 100 feet to the Point of Beginning; thence continue North 89 54' 32" West 80.00 feet; thence run North 107.00 feet, parallel with the East line of said Block 3; thence run South 89 54' 32" East 80.00 feet; thence run South 107.00 feet to the Point of Beginning.

7. **Definition.** "General Activities" shall include the following: special events with a special event permit, holiday displays, Easter egg hunt and similar uses; does not include construction of any structure or building."

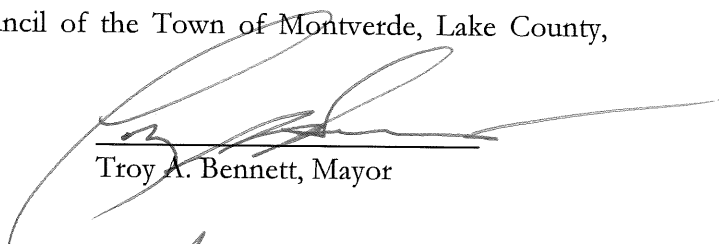
8. **Conditions.**

- (a) The Conditional Use is granted for parking and General Activities associated with church use and for no other purpose.
- (b) The Property must comply with the setbacks for RA/MH – Single family residential affordable/manufactured housing zoning district.
- (c) Parking must be a pervious surface unless a site plan is submitted and approved by the Town.
- (d) The owner must comply with all other Town land development regulations.
- (e) Such Conditional Use shall expire or be revoked in accordance with Sec.10-11(h), Code of Ordinances, the earlier of (1) the Property ceases to be used for parking or General

Activities associated with church use; or (3) if owner fails to use or develop the Property in full compliance with the terms and conditions of the permit.


9. This Conditional Use shall become effective immediately on its approval and adoption by the Town Council of the Town of Montverde, Florida.

ADOPTED at a regular meeting of the Town Council of the Town of Montverde, Lake County, Florida, this ____ day of March, 2015.

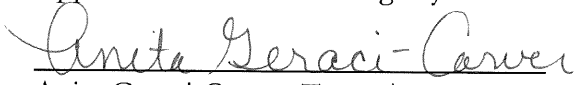

Troy A. Bennett, Mayor


Glenn Burns, Council President

Attest:


Graham Wells, Town Clerk

Approved as to form and legality:


Anita Geraci-Carver, Town Attorney

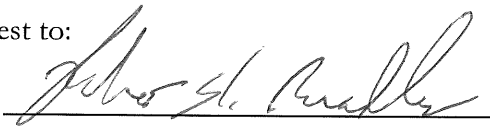
ACCEPTED BY:

First Baptist Church of Montverde, Inc.

By: 

As Its: TRUSTEE

Attest to:

By: 

As Its: TRUSTEE

Date: MARCH 12, 2015