

**SUMMARY
TOWN OF MONTVERDE
TOWN COUNCIL WORKSHOP**

November 14, 2016

The Town of Montverde met in for a Council Workshop on Wednesday, November 14, 2016 at 6:30 pm in the Mayor's Office at Town Hall.

Council Members Present:

Glenn Burns

Jim Ley

Jim Peacock

Judy Smith

Staff Present:

Joe Wynkoop, Mayor

Graham Wells, Town Clerk

Terry Burden, Public Works Director

Sean Parks, Town Planner

Anita Geraci-Carver, Town Attorney

Mayor Wynkoop called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

Roll call was performed, and it was determined that a quorum was present.

Sean Parks introduced the grant awarded last summer by the Department of Economic Opportunity which pays for him to be the Town's long term planner. Previous grants have been used for the economic prosperity element of the comprehensive plan and new residential guidelines for new subdivisions annexed into the Town to prevent the development of cookie cutter homes and to protect the small town charm.

Councilman Peacock asked if the grant paid the full cost of the planner or was it a matching grant. Mr. Parks confirmed that it covered the entire cost and responded to Councilman Ley's question that the total grant was for \$24,000. The grant is called the community planning technical assistance grant which is to help small towns like Montverde to plan for the future.

Mr. Parks introduced the first two elements that the grant would cover; the "Complete Street" concept and New Subdivision Guidelines. The complete street policy covers vehicles, bicycles and pedestrians using the same street and is adapted depending where you are. It would be different in Orlando to Montverde. Once enacted it would be added to the comprehensive plan.

Streets identified to be included are CR455, Porter Ave and Ridgewood Avenue. *Mr. Parks* showed a mockup simple cross section of how a complete street would look. He added that the Town would have to make it clear to the County what they wanted to see on county roads and ask them to fund it. The Town could part fund it through sales tax revenues. *Graham Wells* asked if impact fee money could be used. *Mr. Parks* said that Council could enact a transportation impact fee however *Anita Geraci-Carver* added that it must benefit the new development.

The issue of golf carts was broached. *Mr. Parks* said that complete streets are heavy into signage and striping so if golf carts are going to be a part of the future of the town, they would need to be included. *Mayor Wynkoop* said that an ordinance for golf carts was being worked on by the Public Safety Committee.

Design standards for new subdivisions apply to three or more lots and would only apply to existing lots in the town where a large lot was subdivided. Other than that the design standards do not apply to existing properties in the town. They will apply to the Black East property if it is annexed into the town and define what the houses will look like.

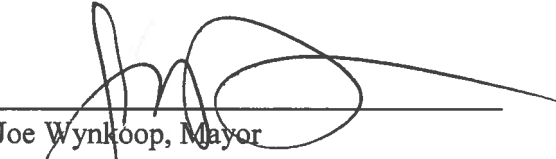
Mr. Parks outlined the different styles of houses that would be categorized as exceptional, acceptable and prohibited. *Graham Wells* asked what category the types of houses being built on Black West would fall into. *Mr. Parks* responded that they would probably be "acceptable". As a homework project he asked the Council members to take picture of different styles of homes as they were driving around and grade them as what they feel was acceptable, exceptional or would not accept. This would include any accessory structures, garages, colors, walls and fences.

It would be desirable if a new subdivision had a mix of acceptable and exceptional homes. *Councilwoman Smith* asked how much we would be able to control what styles were built. *Mr. Parks* said that builders were used to this kind of control as it is done elsewhere. Garages facing the street should be no more than thirty percent of the home frontage.


Mr. Parks said that the design standards had to be completed by January 20, 2017 so needed the Councils input before he could write the policy. *Councilman Ley* asked what the purpose of the design standards was. *Mr. Parks* responded that it was to prevent a whole row of cookie cutter houses that were all the same or which were garage dominant. He asked for their feedback by Christmas so that he could consult with other professionals once the standards are written.

A motion to adjourn was made by Councilwoman Smith; Seconded by Councilman Peacock. With all in favor the meeting adjourned at 8:05pm.

Respectfully submitted,

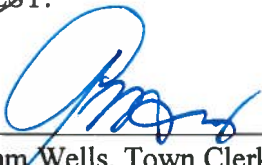


Joe Wynkoop, Mayor



Jim Peacock, Council President

ATTEST:



Graham Wells, Town Clerk

