

Newsletter

APRIL 2025



Town Hall Meetings
April 2, 2025—P&Z Meeting 6:30 pm
April 8, 2025—Town Council Regular Meeting 7:00 pm
April 15, 2025—Town Council Workshop 6:30 pm

Stormwater Tip of the Month:

Just one quart of motor oil can create a one-acre oil slick in a lake.

Mayor's Message

I hope this newsletter finds you and your family doing well and in good health.

Over the past few months, I've had the opportunity to speak with many of our residents, and I want to take a moment to provide some clarity regarding the development of the 111 acres next to the boat ramp on Lake Apopka. When the developer initially proposed the project, they wanted to build over 300 homes on this parcel. After numerous discussions over three years, the Council worked diligently to bring the number down to under 139 homes, with a minimum lot size of half an acre for each home.

At the February Council meeting, the Planned Unit Development (PUD) proposal was denied, leaving one final reading. In March, the developer returned with a proposal to address the Councils and community's concerns, around the safety of traffic entering and exiting the development via Temple, Eighth, and Ninth Streets. The primary concerns were the safety of our residents and the costs of making necessary improvements to the roads. The roads would need to be widened to 25 feet, with a five-foot sidewalk on one side and stormwater drainage on the other. In response, the developer offered to contribute \$1.63 million to the town to fund these safety upgrades. After a thorough discussion with residents and the Council, we concluded that whether we approved the PUD or went with straight zoning, the traffic volume would remain largely the same. As a result, we decided to approve the PUD with the necessary safety improvements.

Now, I want to take a moment to express my concerns and, I believe, the concerns of past and present Council members regarding the future development in Montverde. It is important to note that future councils could approve different types of developments on the 111 acres and other smaller undeveloped lots, such as the large 10 ac lots off of Ridgewood and Lake Street. For example, we could see apartments, townhomes, or single-family homes with smaller lots, such as only a quarter-acre per home. This could significantly increase the number of homes and vehicles on our roads.

Looking ahead, there are only two large areas left in Montverde that could accommodate a significant number of new homes. One is the 58 acres owned by Bella Collina on the south side of Ridgewood. The other is 37 acres near the roundabout, adjacent to the mobile home park on the south side of Ridgewood, which also borders Bella Collina. Based on past discussions, it's likely that Bella Collina will begin development on their 58-acre parcel soon, and we anticipate they may install a barrier and gate along Route 455 near their tower buildings. Once these areas are developed, Montverde will not have any large parcels left for future development.

In light of this, we are planning to place a Charter Change on the ballot this November. The proposed change will require that at least four out of five council members approve any proposal to increase our town's density in any way. This will provide an additional safeguard to protect the peace and quiet we all enjoy here in Montverde. I hope I can count on your support this November by voting in favor of this Charter Change.

I would like to extend my thanks to everyone who attended the "Ice Cream with the Mayor" event. It was wonderful to connect with so many of you, and I look forward to more opportunities to gather in the future.

Please consider joining us at the monthly Council meetings, held on the second Tuesday of every month. We serve dinner from 5:30 PM to 7:00 PM, followed by the meeting. Even if you can't stay for the meeting, feel free to stop by, have dinner, and visit with your neighbors.

Thank you for your ongoing support and involvement in our community. If there's anything I can assist you with, please don't hesitate to reach out to me.

Warm regards,

Mayor Joe Wynkoop

email: mayor@mymontverde.com 407-496-1673 (cell)

ANNUAL EASTER EGG HUNT

SATURDAY APRIL 19TH—10:00 A.M. SHARP!! Egg hunt, raffles, prizes

Water Conservation

During daylight saving time Irrigation is allowed two days a week from the second Sunday in March until the first Sunday in November. Designated days are: • Wednesday and Saturday at homes with addresses that end in an odd number or have no address • Thursday and Sunday at homes with addresses that end in an even number

During Eastern Standard Time Irrigation is allowed one day a week from the first Sunday in November until the second Sunday in March. Designated days are: • Saturday at homes with addresses that end in an odd number or have no address • Sunday at homes with addresses that end in an even number Additional restrictions •

Water only as needed and only before 10 a.m. or after 4 p.m. • Water no more than one hour per zone.

Coffee & Conversation with Council Member Joe Morganelli

Join me at Cal's Kitchen in downtown Montverde on April 12th from 11 AM to 1 PM for coffee and pastries, my treat! Stop by to chat, share your thoughts, and discuss town matters. For more information contact me at jmorganelli@mymontverde.com. I look forward to seeing you there!

Library News

April showers bring May flowers, and the Easter Bunny brings delightful surprises! The Easter Egg Hunt kicks off at 10:00 sharp, so be sure to arrive on time—once it starts, it's over in a flash. A heartfelt thank you to everyone who donated items for the free raffle baskets for the kids. Special thanks to Margaret Price, Kalena Meyers, and the students at MVA for their incredible help in stuffing eggs and preparing gifts for the baskets. You're amazing!

Save the Date!

May 3rd Noon to 3:00 pm

Spring Concerts in the Park

Kirk Park

Community Picnic celebrating the Town's 100th anniversary!

This time last year, we were preparing for the groundbreaking of our new library, and look at us now—it's nearly complete and already looks stunning. We've been diligently cataloging books and DVDs to expand our collection, and we've received wonderful donations from New Beginnings. Come by and check out what's new!

Kathleen & Hilary

Town Manager's Message

Happy Spring

As warmer weather approaches, please check your sprinkler timers and system to ensure they are optimally adjusted. The town's recent survey, conducted as part of our water permit, revealed that the town uses more water per household than the town's household allocation. Please be mindful of the water schedule and check your system often. I also encourage you to be cautious as you do your spring fertilization. Please do not over-fertilize, let fertilizer get into the storm system, or fertilize within 50 feet of any water body.

I want to update you on the town's water system. The town is in the process of renewing our consumptive use permit for our water system. This process has been ongoing for over 18 months and is getting closer to being finalized. The state is putting a massive emphasis on water conservation, secondary water supplies for irrigation, and reducing the amount of water each household uses. If the current draft permit is approved, the town should receive a 20-year permit, with additional water allocated for new homes being built. On another note, the town has several capital improvement projects to add resilience and capacity for the town moving forward. Over the next 24 months, the town anticipates constructing a new water tower, putting in a new redundant well, upsizing our undersized water lines, adding more loops, and installing a SCADA system to improve the functionality. These improvements will be funded by developer impact fees and state/federal grants.

Finally, please keep an eye out for flyers and check the town's website for all the events we have going on over the next couple of months. We have two more spring concerts, a community picnic to celebrate our centennial, an Arbor Day volunteer day, an Easter egg scramble, and many other great opportunities to celebrate our great town.

Paul Larino, Town Manager