



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
JANUARY 14, 2025, AT 7:00 P.M.
AT TOWN HALL – 17404 SIXTH STREET, MONTVERDE FL**

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>

TOWN COUNCIL MEMBERS

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Jim Ley Councilmember
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Planner
Sandra Johnson, Town Clerk
Mai Yang, Finance Director

DISCLAIMER

This booklet has been prepared for the convenience of the Montverde Town Council in discussing matters before them. Every effort has been made to include all items to be discussed at this Town Council Meeting; however, the Mayor or Council Members may add items that are not part of this Agenda or remove items from consideration. While it has been the goal to present error-free information, we do not represent that documentation is without errors or omissions.

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

I. PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

A. Appointment to MPO Board Member.

II. CITIZENS QUESTION/COMMENT PERIOD

The Town Council invites the public to come forward with questions, comments, and concerns. The Council will not act at this meeting, but Staff may answer questions, or issues may be referred for appropriate staff action. If further action is necessary, the item may be placed on a future agenda for further review and consideration.

NOTE: Public Comment will not be taken under Citizens Questions/Comment Period for matters listed on this agenda. Public Comments on such items will be taken once the agenda item is before the Council for consideration.

III. DEPARTMENT & COMMITTEE REPORTS

- A. Town Manager Larino’s Report.
- B. Town Attorney Geraci-Carver Report.
- C. Town Planner Parks Report.
- D. Lake County Commission Report.
- E. Town Council Reports.
- F. Mayor Wynkoop Report.

IV. DECEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,643,870.69
Revenues	\$ 1,382,158.58
Expenditures	\$ 977,648.24
Ending Balance	\$ 5,048,381.03
Pending Liabilities	\$ 304,964.86
Available Cash	\$ 4,743,416.17
Grant Clearing Account	\$ 4,109,072.76
Total Bank Balance	\$ 8,852,488.93

V. CONSENT AGENDA

The Council may take one vote to act on all items on the Consent Agenda or remove items for further discussion. If any member of the public desires to speak about an item on the consent agenda, you will need to step forward to the microphone and request that the item be pulled from the consent agenda before the town council votes to approve.

- A. Minutes of the Town Council Regular Meeting held December 10, 2024.
- B. Minutes of the Town Council Special Meeting held December 23, 2024.

VI. DISCUSSION AND ACTION ITEM

A. Update and review of Town's Capital Projects

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. **RESOLUTION NO. 2025-155** A Resolution the Town of Montverde, Florida approving the Clean Water State Revolving Fund Planning, Design and construction loan agreement for WW351330 which provides for 100% loan forgiveness in the amount of \$19,823,318.00; authorizing the Town Manager to execute the loan agreement; directing the Town Manager to carry out the terms of the loan agreement; providing for conflicts, severability, and effective date.
- B. **RESOLUTION NO. 2025-157** A Resolution of the Town Council of the Town of Montverde, Florida, approving Task Order Proposal dated January 8, 2025 between the Town of Montverde and Woodard & Curran, Inc. for development of a Stormwater Facilities Plan; authorizing the Town Manager to execute the agreement; providing for an effective date.
- C. **RESOLUTION NO. 2025-160** A Resolution of the Town Council of the Town of Montverde, Florida, Awarding contract to Blackwater Construction Services, LLC resulting from the Town's invitation to bid for Stormwater Improvements issued October 7, 2024; approving the conformed agreement between the Town of Montverde, Florida and Blackwater Construction Services LLC in an amount not to exceed \$723,021.00 for Montverde Stormwater Improvements project being funded through a Florida EPA grant and Lake County Water Authority Stormwater grant; authorizing the Town Manager to execute the agreement; and providing for an effective date.
- D. **RESOLUTION NO. 2024-156** A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 10-52 in Chapter 10 of the Montverde Land Development Code from the rear yard setback for the real property located at 17632 9th Street, Montverde, Florida, owned by Giovanni Cunha; Providing for conditions; And providing for an effective date.

- E. **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. (First Reading)

- F. **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. (First Reading)

- G. **ORDINANCE NO. 2024-44** An Ordinance of the Town Council of the Town Of Montverde, Florida, to change the zoning from Lake County Agriculture to Town Of Montverde Single-Family Residential PUD for the herein described property owned by Montverde Landco, LLC and located north of Osgood Road, west of Lake Apopka and Partially east of Kirk Island Rd; Directing the Town Manager to amend the zoning map as herein provided after the passage of this Ordinance; Approving variances from Town Code with conditions; providing for severability; Repealing all Ordinances in conflict herewith; Providing for scrivener’s errors, and Providing for an effective date. (First Reading)

VIII. REMINDERS AND ADJOURNMENT

- A. Any further business from Town Manager or Councilmembers
- B. Motion to Adjourn

The Town Council reserves the right to move any Agenda item to an earlier time during the meeting as its schedule permits, except for 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 who need assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681 48 business hours before the scheduled meeting.