



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
NOVEMBER 12, 2024, 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
Joe Morganelli, Councilmember
Jim Ley Councilmember
Allan Hartle, Councilmember
Carol Womack, 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, which are not part of this Agenda, or items may be removed 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. Oath of Office for two Council members.
- B. Council Seat selection.
- C. Selection of Vice Mayor for FY 2024-2025

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. OCTOBER FINANCE REPORT

Beginning Bank Balance	\$ 5,498,722.43
Revenues	\$ 581,418.30
Expenditures	\$ 835,125.06
Pending Liabilities	\$ 376,125.06
Ending Balance	<u>\$ 4,868,315.17</u>
Grant Clearing Account	\$ 4,103,927.19
Total Bank Balance	\$ 8,972,242.36

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 October 8, 2024.
- B. Minutes of the Town Council Special Meeting/workshop held October 22,2024

VI. DISCUSSION AND ACTION ITEM

- A. Discussion on the 23-24 FY budget to actual.
- B. Discussion and authorization for Town Manager to pay remaining balance of DEP loan DW351300 with impact fees as applicable.

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. **Ordinance No. 2024-39** An Ordinance of the Town of Montverde, Lake County, Florida; relating to the regulation of the operation of golf carts on public streets within the Town of Montverde; amending Chapter 24 of the Montverde code of Ordinances; providing for repeal of all conflicting ordinances; providing for severability and providing for an effective date. (First Reading).
- B. **Resolution No. 2024-129** A Resolution of the Town of Council of the Town of Montverde, Florida approving the agreement for the use of the Alertlake Emergency Notification System between Lake County Florida, and the Town of Montverde, Florida authorizing the Town Manager to execute the agreement; and providing for an effective date.
- C. **Resolution No. 2024-131** A Resolution of the Town of Montverde, Florida, Approving the Service Line Replacement funding program; allocating funding; waiving building permit fees retained by the Town; providing directions to the Town Manager; authorizing the Town Manager to administer the program; providing for conflicts, severability and effective date.
- D. **Resolution No. 2024-138** A Resolution of the Town Council of the Town of Montverde, Florida, granting major site plan approval to Montverde Academy for the expansion of the Henry D. Roberts Gymnasium located internal to the campus; providing for conditions; and providing for an effective date.
- E. **Resolution No. 2024-140** A Resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 4-256 in Chapter 4 of the Montverde Land Development Code from the maximum height restriction on fences for the real property located at 17650 Doris Street, Montverde Florida, owned by Robson Bonatti and Mariana De Angelo; providing for conditions; and providing for an effective date.
- F. **Resolution No. 2024-141** A Resolution of the Town Council of the Town of Montverde, Florida, increasing the residential and commercial solid waste fees resulting from increases charged by the service provider to the Town; providing for conflicts, severability and an effective date.

- G. Resolution No. 2024-145** A Resolution of Town Council of the Town of Montverde, Lake County, Florida, approving Amendment 2 to Agreement No. 22FRP102 between Florida Department of Environmental Protection and Town of Montverde to add a new deliverable to the agreement, update attachments including adding additional terms for the Town of Montverde infrastructure flooding mitigation project; authorizing execution; providing for conflicts, severability, and effective date.
- H. Resolution No. 2024-146** A Resolution of Town Council of the Town of Montverde, Lake County, Florida amending the 2023-2024 Fiscal Year Budget pursuant to Section 5.05 of the Town Charter to align the budget with GASB codification of Governmental Accounting and Financial Reporting Standards which results in improved tracking of Impact Fees and expenditures to include use of Impact Fees; providing for an effective date.
- I. Resolution No. 2024-148** A Resolution of the Town of Montverde, County of Lake, State of Florida, waiving application and permitting fees for permits to repair hurricane related damages of properties; applying the waiver retroactively to September 26, 2024 and expiring December 31, 2024; providing for an effective date.
- J. Resolution No. 2024-149** A Resolution of the Town of Montverde, Florida, approving the drinking water State Revolving Fund Planning, Design and construction load agreement LS351320; authorizing the Town Manger or Designee to carry out the terms of the load agreement providing for conflicts, severability, and effective date.
- K. Resolution No. 2024-150** A Resolution of the Town Council of the Town of Montverde, Florida, directing the Town Manager to return grant funds provided by the State of Florida Department of Environmental Protection pursuant to the Standard Grant Agreement for Montverde Septic to Sewer Project Phase I, agreement number WG058, having an expiration date of December 31, 2025 in the amount of \$4,000,000.00 and take all necessary actions to cancel the gran agreement; authorizing the Town Attorney to provide advice and assistance to the Town Manager in canceling the grant agreement; providing for an effective date.
- L. Ordinance No. 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 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 utility 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. (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 in the case of the 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 needed assistance to participate in any of these proceedings should contact Town Hall at (407) 469-2681, 48 business hours in advance of the scheduled meeting.