

**MONTVERDE TOWN COUNCIL  
REGULAR MEETING MINUTES  
FEBRUARY 11, 2025, AT 7:00 P.M.**

**TOWN COUNCIL MEMBERS PRESENT**

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

Attendance: 38

**CALL TO ORDER AND OPENING CEREMONIES**

Mayor Wynkoop called the meeting to order and lead the Pledge of Allegiance.

**PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION**

Town Attorney Geraci-Carver read the Proclamation celebrating Montverde's 100th centennial.

**CITIZENS QUESTION/COMMENT PERIOD**

Bill Vanderwill, 16639 morningside drive, original plot and he would like a lot split.

Sally Tilley, 16702 Highland Avenue had an issue with the compactor Montverde Academy was using on the fields was causing their home to vibrate. Called the school, Town Manager, Mayor and Councilmember Hartle regarding this, no one was too concerned, not available, not home and did not receive a call until next day from Town Manager.

Mayor Wynkoop asked the Town Attorney if they could ban the use of these compactors in town.

Town Attorney Geraci-Carversaid she would look into it.



Councilmember Morganelli said this is what I talked about last meeting, it's the lack of service, quality of service. We need a standard.

Chris Reyes, 17701 8<sup>th</sup> St, Montverde FL has experienced poor quality service from staff.

Mayor Wynkoop stated Council needs to decide how we are going to address Town Hall.

Councilmember Womack – why don't you call them back to let them know they are on your list.

Councilmember Hartle has no problem with staff. Apologized to Sally, needs to be address by the Council. This is a problem with the compactors that I want to solve.

Councilmember Ley – Paul needs to put someone in charge. Paul does a great job, but we need to have a chain of command.

Banks Helfrich 9100 Sams Lake Road, Friday is Valentine's Day time to plant your spring garden.

#### **DEPARTMENT & COMMITTEE REPORTS**

Lake County Fire Chief, appreciates the attendance at the groundbreaking for the new facility and thank you for the great dinner – me and senior staff really enjoyed ourselves. When I told them you do these dinners every month he said Montverde is Americana!

Town Manager Larino's Report. None

Town Attorney Geraci-Carver Report. None

Town Planner Parks Report. None

Lake County Commission Report.

Glad to be part of today's groundbreaking at the new fire station.

Town Council Reports.

Allan

Councilmember Ley stated the groundbreaking was very nice. Last week I turned 75, its time to step down. Tonight will be his last meeting.

Councilmember Hartle was shocked at the news Councilmember Ley shared. He has done such a good job for the town. Tts been an honor and you will be missed.

Councilmember Morganelli stated it has been an honor to serve with Jim. My condolences to Paul for his Chiefs being beat by my Eagles.

Councilmember Womack told Councilmember Ley he would be missed. Asked for a status on Truskett Park.



Town Manager Larino stated it will probably be a year.

Mayor Wynkoop Report.

The Scouts are having their golden eagle dinner in March and I would like the council personally to purchase a table. It would be \$1500 – so \$300 each. All agreed. Several people in the audience would like to participate in the donation. Will get with Mayor regarding donation.

Mayor Wynkoop asked what the status is on the referendum the Council would like on the ballot in November. Town Attorney Geraci-Carver stated the she is planning on having a draft in March, then to April and translated into Spanish to send to the Supervisor of Elections.

### **JANUARY FINANCE REPORT**

Beginning Bank Balance	\$ 5,048,381.03
Revenues	\$ 4,738,922.24
Expenditures	\$ 3,337,898.57
Ending Balance	\$ 6,449,404.70
Pending Liabilities	\$ 303,147.14
Available Cash	\$ 6,146,257.56
Grant Clearing Account	\$ 0.00
 Total Bank Balance	 \$ 6,146,257.56

### **CONSENT AGENDA**

Minutes of the Town Council Regular Meeting held January 14, 2025.

Minutes of the Special Meeting/Workshop held on January 28, 2025.

Councilmember Ley moved to approve the Consent Agenda. Councilmember Morganelli seconded. Consent Agenda approved 5-0.

### **DISCUSSION AND ACTION ITEM**

Discussion on FEMA cleanup efforts and expenses

Town Manager Larino gave an update on the expense for Hurricane Milton clean up and work going on with FEMA. Stated he would need to do a budget amendment for this.

Councilmember Ley would like to see cyprus trees planted.

Discussion on Grants and Expenditures

Town Manager Larino presented a spreadsheet with a status of all grant money, amount of grant, expenditures and reimbursements of those expenses.



Mayor Wynkoop stated that we would get with Town Manager about details he would like on this report.

### **PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

**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.

Town Attorney Geraci-Carver read the Ordinance No 2024-43 by title only.

Mayor Wynkoop explained this is the Ordinance from the last meeting regarding the coffee shop/social meeting place.

Town Planner Parks gave an overview of the request.

Mayor Wynkoop opened the public hearing.

Chris Reyes, 17701 8<sup>th</sup> St, Montverde FL has a problem with construction and sidewalks.

Mayor Wynkoop closed the public hearing.

Alan Lait, 17569 asked if there is going to be a drive thru.

Theresa Kays, applicant stated there will be no changes to home.

Councilmember Hartle moved to approve Ordinance No. 2025-43. Councilmember Ley seconded.

Ordinance No. 2024-43 approved 5-0

**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. (Second Reading)

Town Attorney Geraci-Carver read the Ordinance No 2024-42 by title only.



Mayor Wynkoop explained this is the other half of the previous Ordinance which changes the zoning of the property.

Mayor Wynkoop opened the public hearing.

No comments

Mayor Wynkoop closed the public hearing.

Councilmember Ley moved to approve Ordinance No. 2025-42. Councilmember Morganelli seconded. Ordinance No, 2024-42 approved vote 5-0.

**RESOLUTION NO. 2023-87** A Resolution of the Town Council of the Town Of Montverde, Florida, Granting a Conditional Use Permit In a R-1I Single-Family Low Density Zoning District in The Town of Montverde to permit an outdoor storage business for Boats, RVs, and Trailers on the herein described property generally located at Fosgate Road and Ridgewood Avenue, Montverde, Florida, owned by Parque Verde, LLC; providing for conditions; providing for an expiration date; and providing for an effective date.

Town Attorney Geraci-Carver read the Resolution 2023-87 by title only.

The Applicant, Grant Roberts requested a continuance until March 11, 2025.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against the Resolution.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to table Resolution No. 2023-87 to March 11, 2025. Councilmember Morganelli seconded. Resolution No. 2023-87 tabled 5-0.

**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.

Town Attorney Geraci-Carver read the Ordinance No 2024-42 by title only.

Mayor Wynkoop explained this is Ordinance for the Osgood property which we tabled at the last meeting.

Applicants; Tom Settle, Brian Canin, Canin & Associates, Brian Ashbee, Kimley Horn, Morris Osborn, Attorney all spoke for the Development.



Councilmember Ley said pedestrian safety is an issue.

Mayor Wynkoop opened the public hearing.

No comments

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop asked Why do you want to PUD?

Tom Settle stated we get better design, landscape, trail the land itself, multi functional, habitate, none of which is required in straight zoning. Better product, more work, lot sizes, negotiated in a PUD.

Town Planner Parks, stated with straight zoning advantage for developer but PUD gets less lots in development with trails, sidewalks, curbs, etc.

Christian Reyes, 17701 8<sup>th</sup> street, disagree with the property being changed from Agriculture, homeless issue in the area.

Christy Anthony, Kirk Island Lane you are not allowed to block people into their property which you are doing with the easement.

George Gansenmuyller, 17740 Neal this is just a map, doesn't show the sewage treatment being drained in our yards.

Pam Cox 17705 Broad Street, those people are going to use our boat ramp, they need to give the town land for parking.

Randy ellman 16603 lowry , I have dealt with zoning and etc. PUD benefits only the Developer.

Ray Hoffman 17609 Windy Pine Street are we putting docks in their or are they going to beach their boats and ruin our beaches.

Matthew Bauman 1122 Imperial Eagle Street, Groveland attended these meetings a lot is that you work as a team and you treat everyone fairly. The area usually has wider lots.

Brian Rubio 16750 Magnolia Terrace early the Town Attorney read a proclamation regarding the 100 year anniversary. The consenses is this development is not what the town has been in the past. Roads are in bad shape and the construction trucks are going to degrade the roads more, not including all the other vehicles. Where is the traffic study, are they based on national average. Montverde Academy is trying to eliminate the lower age children from crossing the street during lunch hour, they see what is going to happen.

Jim Oliveri 17727 Sugar Pine Way, you need to think about what this is about, what you are actually voting on today.



Mayor Wynkoop closed the public hearing

Substandard roads would be repaired after construction is done.

Councilmember Womack wants a safety study for feet on the ground.

Morris Osborn attorney spoke in regards to the easement.

Councilmember Ley thought the easement had been settled.

Tom Settle stated we asked Mr. Anthony if he would use our roads for getting to his property. He did not want to do that. We asked him if we could relocate. He said yes. So we hired engineers and consultants and came back with a plan to relocate and Mr. Anthony said he changed his mind.

Brian Ashbee spoke in regards to the easement, reclaim water, reclaim water going along edge of property lines. We are proposing the Distributed Wastewater system after it leaves the tank it is meeting state requirements before it goes to drainfield to percolate into the ground. We are not irrigating with wastewater. We are using water from Lake Apopka.

There was extensive discussion.

Tom Settle asked what are the issues?

Town Planner Parks requirements of the dry lines, traffic study, width of the road for fire trucks and public safety.

Town Manager Larino, roads, access easement, parking, lot size and the Montverde "flavor" of the development.

Mayor Wynkoop moved to deny Ordinance No. 2024-44. Councilmember Morganelli seconded.  
Ordinance No. 2024-44 denied with a roll call vote:

Councilmember Ley	No
Councilmember Hartle	No
Councilmember Morganelli	Yes
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

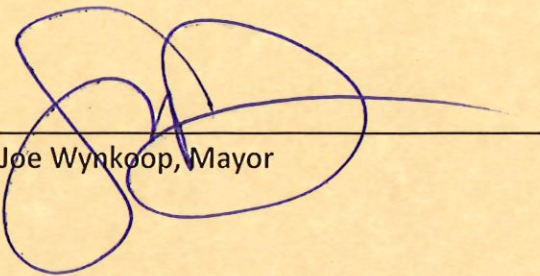
## **REMINDERS AND ADJOURNMENT**

Motion to Adjourn

Mayor Wynkoop moved to adjourn. Councilmember Morganelli seconded.

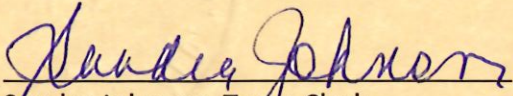
Meeting Adjourned 10:40 p.m.





Joe Wynkoop, Mayor

Attest:



Sandra Johnson, Town Clerk