



**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA
MAY 13, 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
Allan Hartle, Councilmember
Joe Morganelli, Councilmember

STAFF

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Sean Parks, Town Planner
Lisa Busto, Associate Planner
Caroline Trepanier, Admin

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. Selection of New Councilmember.**

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 Manager Larino's Capital Project Update

1. Library
2. Library Emergency Generator
3. Outdoor Park Bathroom
4. Small Water Storage Tank and Pump House
5. Butterfly Garden
6. Community Building
7. Fire Station – County
8. Kirk Park Playground
9. Ridgewood Ave – ADA Ramps and Sidewalk Connections
10. Lakeside Ave Storm/Street Project
11. Porter and 1st Storm/Street Project
12. Boat Ramp and Storm Project
13. Truskett Park – Dock, Storm, FEMA Recovery
14. 455 Storm Street, Sidewalk Project
15. 8th, 9th, Temple: Street, Sidewalk, and Storm
16. Well # 1 Generator Replacement
17. Elevated Water Storage Tank
18. Redundant Upper Floridan Well
19. New Lower Floridan Well
20. Consumptive Use Permit
21. Water line Upsizing, Loops, and Hydrants
22. Sports Court – Completed
23. Kirk Park Stage – Completed
24. Baseball Field Conversion – Completed
25. Public Works Storage – Completed
26. Park Lighting – Completed

- C. Fire Department Report.
- D. Town Attorney Geraci-Carver Report.
- E. Town Planner Parks Report.
- F. Lake County Commission Report.
- G. Town Council Reports.
- H. Mayor Wynkoop Report.

IV. **APRIL FINANCE REPORT**

Beginning Bank Balance	\$ 6,065,852.69
Revenues	\$ 835,096.23
Expenditures	\$ 792,470.57
Ending Balance	\$ 6,108,478.35
Pending Liabilities	\$ 245,537.72
Available Cash	\$ 5,862,940.63

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. Amended Minutes of the Town Council Regular Meeting held March 11, 2025
- B. Minutes of the Town Council Special Meeting held March 26, 2025
- C. Minutes of the Town Council Regular Meeting held April 8, 2025.

VI. **DISCUSSION AND ACTION ITEM**

- A. Discussion on Community Building

VII. **PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

- A. **RESOLUTION No. 2025-175** A Resolution of the Town Council of the Town of Montverde, Florida, Approving the Town of Montverde Comprehensive Vulnerability Assessment and Adaption Plan dated April 2025 pursuant to the Resilient Florida Program Planning Grant, DEP Agreement No. 24PLN39; Providing an Effective Date.

- B. RESOLUTION No. 2025-174** A Resolution of the Town Council of the Town of Montverde, Florida adopting a Joint Planning Agreement with Lake County, Florida, as authorized pursuant to Sections 163.01 and 163.3171 Florida Statutes; Providing for directions to the Town Clerk, and providing for an effective date.
- C. 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 and twenty 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 public facilities 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.

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.