



Amended

**MONTVERDE TOWN COUNCIL
REGULAR MEETING AGENDA**

JULY 8, 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, Administrative Assistant

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. 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.

II. DEPARTMENT & COMMITTEE REPORTS

A. Town Manager Larino's Report

1. Grant Reimbursement Tracking 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. Town Attorney Geraci-Carver Report
- D. Town Planner Parks Report.
- E. Lake County Commission Report.
- F. Town Council Reports.
- G. Mayor Wynkoop Report.

III. JUNE FINANCE REPORT

Beginning Bank Balance	\$ 5,834,765.36
Revenues	\$ 508,256.74
Expenditures	\$ 1,891,514.75
Ending Balance	\$ 4,451,507.35
Pending Liabilities	\$ 312,351.71
Available Cash	\$ 4,139,155.64

IV. 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 Town Council Workshop Meeting held April 23, 2025.
- B. Minutes of Town Council Special Meeting held April 23, 2025.
- C. Minutes of Town Council Workshop Meeting held April 29, 2025.
- D. Minutes of Town Council Special Meeting held April 29, 2025.

V. DISCUSSION AND ACTION ITEMS

- A. Selection of New Councilmember
- B. Selection of New Planning & Zoning Board Member
- C. Selection of Voting Delegate for FLC Conference
- D. Green Mountain Scenic Highway Signage for Trail
- E. Discussion of Conditional Use Permit Request within ISBA Boundaries
- F. Pedestrian Safety State Appropriations
- G. Update from Lake County FY2026 Federal Community Project Funding Request
- H. Speed Table Near Highland & Lake Street

VI. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2025-50** An Ordinance of the Town Council of the Town of Montverde, Florida, Adopting the Town of Montverde, FL Development Impact Fee Study, Dated April 2025, Prepared By Willdan; Adopting the Town of Montverde, FL Water Impact Fee Study Dated April 2025, By Willdan; Amending Chapter 16 of the Town of Montverde Code of Ordinances; Incorporating Legislative Findings; Adopting Updated Impact Fees for Transportation, Parks and Recreation, and Administrative; Adopting Updated Water Connection Fees also referred to as Water Impact Fees; Providing for Annual Adjustment of Fees; Providing for Codification; Providing for Severability and Conflicts; and Providing an Effective Date. (Second Reading)
- B. Ordinance No. 2025-57** An Ordinance of the Town of Montverde, County of Lake, State of Florida, Providing for Amendment of the Town of Montverde Charter by creating a new section that requires a Supermajority vote of Town Council of any Comprehensive Plan Amendment that increases the allowable density within the municipal boundaries of the Town of Montverde; Requesting the Supervision of Elections to place the ballot language on the ballot for the November 4, 2025 Regular Election; Providing for severability and conflicts; Providing for inclusion in the Charter; and Providing for an Effective Date. (Second Reading)
- C. Resolution No. 2025-176** A Resolution of the Town Council of the Town of Montverde, Florida, vacating portions of Sixth Street, Franklin Avenue, Fifth Street, and certain alleys in Blocks 3, 4 and 7 in Division C, all as shown on the unrecorded Plat of the Town of Montverde, Lake County, Florida,; Vesting of Title; Providing for Severability; Providing for Conflicts and Scrivener's Errors; and Providing for an Effective Date. (Second Reading)
- D. Resolution No. 2025-180** A Resolution of the Town Council of the Town of Montverde, Lake County, Florida, Approving Fourth Amendment to Interlocal Agreement Relating to Provision of Library Services; Authorizing the Mayor to Execute the Amendment; Providing for an Effective Date.
- E. Resolution No. 2025-181** A Resolution of the Town Council of the Town of Montverde, Lake County, Florida, Adopting a Not to Exceed Millage Rate of 2.8300 Levying of Ad Valorem Taxes for Fiscal Year 2025-2026 and Setting the Date, Time and Place of Public Hearing on the Budget for Fiscal Year 2025-2026; Providing for an Effective Date.

VII. REMINDERS AND ADJOURNMENT

- A.** Any further business from the Mayor, 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.