

**MONTVERDE TOWN COUNCIL
REGULAR MEETINGS MINUTES
APRIL 8, 2025, AT 7:00 PM**

TOWN COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

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

PRESENTATION & ADMINISTRATIVE MATTERS

None.

CITIZENS QUESTION/COMMENT PERIOD

Mike Whidden, 17635 Broad Street, Montverde, FL thanked the staff, council & mayor, and commented on the library and the traffic and expressed his appreciation for living in Montverde.

Brad Long, Montverde Academy, 17201 9th Street, apologized for the traffic caused by the Special Olympics events, which were held for the first time here. Explained the different parts of the events and thanked the Town. He stated that he is planning for the 2025-2026 events and that they will work to improve the traffic.

Farmer Banks Helfrich, shared farming tips on growing raw peanuts. Discussed taxes and explained what taxes pay for, explained the cost of freedom and liberties, and government.

Kat Dean 17521 Strahan Street, Montverde, FL asked about the refurbishing of existing buildings and explained her views on the Town.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino provided comprehensive Town updates on Apopka sound, Willow Ridge, the Fire Station permitting, FEMA, returning Lake County Arbor Funds and provided additional project updates. He also spoke of the upcoming spring events such as the Easter Egg Hunt & the Town Picnic.

Mayor Wynkoop asked for an update on the two large grants.

Town Manager Larino provided an update on the Water Facilities Plan as well as the Storm Water Grant, which includes many improvements and provided an extensive explanation of these projects.

Mayor Wynkoop mentioned that the Town of Montverde previously had a Strong Mayor, and that the council agreed to move forward with a charter change and further explained the reasons, he voiced the benefits of having a Town Manager and expressed that the Town Manager is doing an outstanding job.

Councilmember Hartle explained that the Town did not receive money from grants five (5) years ago.

Mayor Wynkoop elaborated on missing out on available grants and not having the staff to assist with these grants.

Associate Town Planner Busto stated that they have processed over forty (40) zoning clearance applications between February & March 2025 and that they are working on next month's comp plan changes.

Town Planner Sean Parks reminded the council of the workshop coming up in June regarding the idea of becoming a charter county. He stated that Town Manager Larino will also receive an invitation and that a discussion will later take place to discuss the joint planning agreements, and he provided additional information on this matter. He also spoke of the Outside Collaborative.

Councilmember Hartle spoke of the growth explosion around such areas as Lake Okeechobee and Fort Myers, he shares his concerns.

There was a brief discussion.

Vice Mayor Womack spoke of speed control and electric signs, she also brought up getting additional speeding signs.

Councilmember Morganelli spoke of his upcoming meet & greet Saturday at Cal's Kitchen and of his previous idea on a strategic planning meeting, he also inquired about incoming calls and how they are handled and brought up the trees & website updates.

Town Manager Larino responded to the incoming calls goals, how they are handled and spoke of the oak trees.

MARCH FINANCE REPORT

Beginning Bank Balance	\$ 6,611,965.77
Revenues	\$ 255,763.93
Expenditures	\$ 801,877.01
Ending Balance	\$ 6,065,852.69
Pending Liabilities	\$ 400,182.98
Available Cash	\$ 5,665,669.71
Ending Bank Balance	\$ 5,665,669.71

Mayor Wynkoop went over the March Finance Report slide on the Power Point presentation.

CONSENT AGENDA

Councilmember Hartle mentioned that a change is needed in the minutes of the March 11, 2025, meeting.

Councilmember Hartle moved to table the minutes of the March 11, 2025, meeting.

Vice Mayor Womack seconded. Approved to Table 4-0.

DISCUSSION AND ACTION ITEM

Review of Draft Capital Improvement Plan

Town Manager Larino provided an update and an explanation of the Capital Improvement Plan.

There was a brief discussion on the Capital Improvement Plan.

Mayor Wynkoop moved to approve the Capital Improvement Plan, Councilmember Morganelli seconded. Capital Improvement Plan approved 4-0.

Discussion of Draft Ordinance to the Charter requiring a super majority vote to change the density for residential properties.

Town Attorney Geraci-Carver provided an explanation of Ordinance 2025-56 and the process.

Mayor Wynkoop further provided an extensive explanation of Ordinance 2025-56.

Steven Crowley 17545 County Road 455, Montverde, FL, asked the reason that Town of Montverde does not purchase the smaller lots and explained why he feels this is a good idea.

Town Attorney Geraci-Carver stated that the Town can buy property for parks or conservation purposes.

Mayor Wynkoop explained that purchasing properties would put the Town in debt and that it would be purchased with tax money, and that the rules that are currently in place help in making sure that things are built as they should be.

Town Manager Larino explained the Town fund restrictions and how/where funds must be spent.

Mayor Wynkoop further explained the restriction of Town funds.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against the draft Ordinance to the Charter requiring a super majority vote to change the density for residential properties.

Mayor Wynkoop closed the public discussion.

Councilmember Hartle stated that this is an effective way to protect the Town and shared his views.

Councilmember Morganelli said that this will help preserve the small-town feel.

Vice Mayor Womack agreed.

Town Attorney Geraci-Carver explained that this is a discussion that will be brought back at the next meeting.

Approval for the Town Manager to purchase a Skid-Steer for Public Works.

Mayor Wynkoop asked why a skid-steer is needed.

Town Manager Larino elaborated on the need.

There was a brief discussion.

Councilmember Morganelli inquired about a two (2) year subscription listed on the Skid-Steer contract.

Town Manager Larino stated that a subscription would not be renewed/needed, and that he would look further into this. He also explained the reason the purchase of new equipment is more cost-effective than the maintenance of pre-owned equipment.

There was a brief discussion.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against the skid-steer purchase.

Mayor Wynkoop closed the public discussion.

Councilmember Hartle moved to approve the skid-steer purchase. Councilmember Morganelli seconded the motion. Approved 4-0.

Discussion on not increasing the water base rate per code for the water system for Fiscal Year 2025.

Mayor Wynkoop explained the Power Point slide regarding not increasing the water base rate.

Town Manager Larino elaborated that in previous years the base rate was increased, however, the usage rate was not. The Council voted to decrease the usage rate by 10% last year. He recommended that the annual water increase does not take place.

There was a brief discussion.

Mayor Wynkoop opened the public discussion.

No one spoke in favor of or against not increasing the water base rate.

Mayor Wynkoop closed the public discussion.

Mayor Wynkoop asked Town Attorney Geraci-Carver to move forward with writing the Resolution not to increase the water base rate.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2025-172 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.

Town Attorney Geraci-Carver read Resolution No. 2025-172 by title only.

Town Manager Larino explained Resolution No. 2025-172, the contract, and the increased amounts.

Councilmember Morganelli asked about the recycling costs, dropping recycling services and mentioned the trash is often not picked up.

Town Manager Larino explained that having had a conversation with Waste Pro about the recycling costs and that they had not responded, and he would follow up. He also provided some thoughts for them to investigate, spoke of the contracts and said that they do a good job.

Councilmember Hartle asked Town Manager Larino if he knows how many trips they make in town and if we have an idea of what the totals are, asked for clarification.

Town Manager Larino explained that historically they do not fill up the trucks with Montverde alone, they can pick up all of Montverde with one truck.

There was a brief discussion.

Town Planner Sean Parks explained the differences should the Town drop the recycling service.

Vice Mayor Womack liked the idea of replacing recycling with yard waste pick up.

Town Planner Sean Parks stated that we have a high recycling rate in Lake County, only 25% is recycled, and that recycling does not go to landfill, the recycling is only 25% since not everything is recyclable. Yard waste is recycled and composed. This is free.

There was a brief discussion.

Town Manager Larino asked for approval and mentioned the rate and asked how Council would like to move forward.

Mayor Wynkoop asked to have Waste Pro come into a Town Council Meeting and talk to Council.

There was a brief discussion.

Mayor Wynkoop moved to table Resolution No. 2025-172.

Hartle seconded the motion. Approve to table Resolution No. 2025-172 4-0.

Ordinance No. 2025-55 An Ordinance of the Town of Montverde, Florida, amending regulations in Chapter 10 of The Town of Montverde Land Development code relating to setbacks for accessory structures; providing for codification and severability; providing for the repeal of Ordinances in conflict herewith; and providing for an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-55 by title only.

Mayor Wynkoop briefly detailed Ordinance No. 2025-55.

Associate Town Planner Busto explained the slide containing accessory structures with different setbacks.

There was extensive discussion on the different setbacks.

Mayor Wynkoop opened the public hearing.

Robert Tomlinson 16634 Magnolia Terrace, Montverde, FL shared his recommendation of keeping it at 25 feet.

Mike Whidden 17635 Broad Street, Montverde, FL stated that he likes 7 ½ on the side and 15 feet to the rear.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle asked for a revision on the Ordinance No. 2025-55.

Town Attorney Geraci-Carver stated that a new Ordinance would be needed if the change was made.

There was a brief discussion.

Planning & Zoning Board Member Wadsworth explained how he viewed Ordinance No. 2025-55 and explains how the Planning and Zoning Board Members came up with the 15 feet setback. He also brings up a previously approved variance.

Town Manager Larino explained his thoughts on the different setbacks.

There was a brief discussion.

Councilmember Morganelli moved to approve Ordinance No. 2025-55 for a 15 feet setback.
Vice Mayor Womack seconded the motion. Ordinance No. 2025-55 Approved 4-0.

Ordinance No. 2025-46 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-46 by title only.

Town Manager Larino explained the 10 acres and how it connects and how it is zoned, the comp plan and zoning process, staff has reviewed and states that this will benefit Montverde.

Mayor Wynkoop explained that 82% of Bella Collina is built, and they have the property shown on the slides and would like to build on it.

Logan Opsahl 215 N Eola Drive, Orlando, explains the goal of being annexed into the Town and to be part of the same process, procedures and requirements. Will work on the zoning and site plan of the Town's requirements.

Councilmember Morganelli asked why they would like to be annexed.

Logan Opsahl stated that he sees as an opportunity to work with the Town.

Councilmember Hartle stated that utilities would also be beneficial.

Vice Mayor Womack asked about the strip land to the east of the land.

There was a brief discussion on zoning.

Councilmember Morganelli asked about the sewer plant.

Logan Opsahl stated that there are limited options, looking for the sewer to be situated away from residential areas.

Councilmember Morganelli asked that the applicant work with Town Manager Larino regarding the DEP (Department of Environmental Protection) process.

Logan Opsahl stated that Town staff has been very responsive and helpful, and they are taking a collaborative approach.

Vice Mayor Womack asked for clarification on the location of the sewer plant.

Logan Opsahl stated that it will be away from residents and will work with the Town to make sure that it is in an appropriate area.

Mayor Wynkoop opened the public hearing.

Kelly Moore 17029 Florence View Drive, Montverde, FL asked for a clearer image and would like additional information on the location of the sewer plant.

Logan Opsahl stated that they do not have a finalized site plan, access will be determined with staff as steps are taken, and that this will be a unified development, and precautions will be taken. They will welcome the residents' feedback.

Mayor Wynkoop emphasized that they will still build and have a sewer plant even if not annexed, and that the Town will have an input on the location of the sewer plant.

There was a brief discussion.

Town Manager Larino explained that he has spoken with Paul, and he stated that he wants to be a good neighbor and wants to build something that Montverde will be proud of and that will enhance the area, and he will do his best with the sewer plant location.

Vice Mayor Womack asked if it would be a Montverde or Bella Collina address.

Town Manager Larino stated that it will be a Montverde address and further elaborated on the land codes & limits.

Bob Tomlinson 16634 Magnolia Terrace, Montverde, FL asked if Osgood is to have a sewer plant and if not, could Bella Collina do the same.

Mayor Wynkoop stated that this is something that will be discussed in the next steps.

Kelly Moore, 17029 Florence View Drive, Montverde, FL expressed concern for the location of the sewer plant and recalled a previous incident involving a sewer plant.

Logan Opsahl reviewed the plan with Kelly Moore and stated that the plant will not be going in the area that Kelly Moore is concerned about.

Bryan Rubio, 16548 Magnolia Terrace, Montverde, FL, asked about the benefits of annexing the 10 acres to the Town.

Mayor Wynkoop explained that houses will be built, gates may be added and that each house will provide two to three thousand dollars a year and further amplified on the benefits.

There was a brief discussion.

Town Manager Larino detailed the 10 acres are to be brought in to join the 58 acres, it is currently zoned as light manufacturing and further explained this zoning under the County and what this would allow. He explained Live Local and then provided an extensive explanation of the benefits of annexing the 10 acres.

Town Planner Sean Parks described the reason he is concerned about Live local.

Town Manager Larino provided further explanation.

Bryan Rubio stated that he wanted to ask these questions for clarification.

Mayor Wynkoop explained that this would bring money to the town.

There was a brief discussion.

Andrew Elam, 17175 Ridgewood Avenue, Montverde, FL, asked if this was discussed at the Planning & Zoning meeting.

Town Manager Larino stated that most of this discussion was also discussed at the Planning and Zoning meeting, the Live Local was not discussed.

Andrew Elam asked the Council if there was any way to stop development from happening.

Mayor Wynkoop stated that it cannot be stopped on the existing 58 acres.

Andrew Elam asked if annexing would give the Town more control and stated that he wanted to inform all that were listening.

Mayor Wynkoop and Town Manager Larino provided additional information on the benefits of annexing and provided examples.

There was an extensive discussion.

Kelly Moore asked for further clarification on the annexation and the sewer plant.

There was an extensive discussion.

Town Attorney Geraci-Carver described Ordinance 2025-46.

Steve Crowley, 17545 County Road 455, Montverde, FL spoke of the Bella Collina annexation.

Mayor Wynkoop stated that he believes it is a good idea to annex.

Mr. Evans, 16355 Florence Oak Court, Montverde, FL, asked for clarification on the rural transition listed on the Power Point slide.

Town Manager Larino provided clarification of the slide and the area to be annexed.

There was a brief discussion.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to approve Ordinance 2025-46.

Councilmember Hartle seconded the motion.

Ordinance 2025-46 Approved 4-0.

Ordinance No. 2025-47 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to records certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-47 by title only.

Town Manager Larino detailed Ordinance No. 2025-47.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-47.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle moved to approve Ordinance 2025-47.

Councilmember Morganelli seconded the motion.

Ordinance 2025-47 Approved 4-0.

Ordinance No. 2025-48 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-48 by title only.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-48.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle moved to approve Ordinance 2025-48.

Councilmember Morganelli seconded the motion.

Ordinance 2025-48 Approved 4-0.

Ordinance No. 2025-49 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

Town Attorney Geraci-Carver read Ordinance No. 2025-49 by title only.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-49.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to approve Ordinance 2025-49.

Councilmember Hartle seconded the motion.

Ordinance 2025-49 Approved 4-0.

Vice Mayor Womack inquired about the legal rights concerning the location of a treatment plant.

Town Attorney Geraci-Carver stated that the Council has input that it will depend on the DEP (Florida Department of Environmental Protection) requirements that must be met, engineering and testing, and that environmental factors are taken into consideration. DEP (Florida Department of Environmental Protection) makes the final determination on whether it is allowed in the proposed area. This will be reviewed by the Council.

There was a brief discussion on the location of the treatment plant.

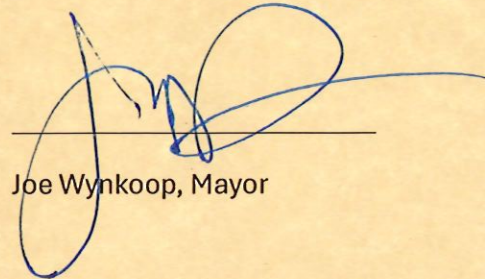
Town Manager Larino explained that when there is a zoning change request, he receives a notice to see if we would object to the change and then stated that he received a request notice to add a commercial nursery in the Ferndale protection area and asked how they would feel about this, also mentioned changes to Live Local regarding zoning.

There was a brief discussion.

REMINDERS AND ADJOURNMENT

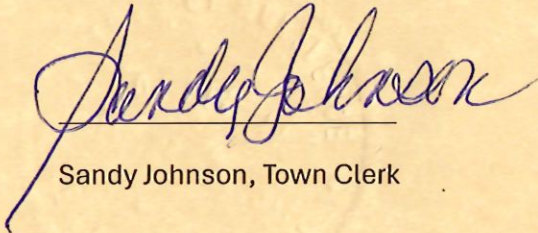
Mayor Wynkoop moved to adjourn. Councilmember Hartle seconded.

Meeting adjourned 9:21 p.m.



Joe Wynkoop, Mayor

Attest:



Sandy Johnson, Town Clerk