

**MONTVERDE TOWN COUNCIL
REGULAR MEETINGS MINUTES
MAY 13, 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 AND DISCUSSION

Selection of New Councilmember

Mayor Wynkoop invited the applicants to come up and speak with the Council. The applicants did not immediately respond.

Mayor Wynkoop invited Applicant Grant Roberts to come up and speak with the Council.

Mayor Wynkoop asked the Council if they had any questions for Grant Roberts.

The Council did not have any questions.

Mayor Wynkoop asked Grant Roberts where he saw the Town in five (5) years and what he saw as being of importance.

Applicant Grant Roberts stated that he would like all the empty spaces to have the allotted homes built out, he would also like improvements to the downtown district & to bring more business into the Town. He also spoke of the developments that will be built in the next five years and spoke of seeing the turnaround.

Vice Mayor Womack inquired about his approach to a problem and asked what he would do if presented with a challenge.

Grant Roberts stated that he would do a lot of research and mentioned that there are a lot of resources found online.

Councilmember Hartle asked Grant Roberts about the Comprehensive Plan, how he feels about the idea of Montverde possibly being a tourist spot and the advantages and disadvantages. He also asked how to offset revenue losses, and whether tourism would drive the cart or should we run away from it.

Grant Roberts stated that he did not think tourism would be too big due to our location and thinks there may be potential for agritourism.

Mayor Wynkoop asked what his top three (3) priorities would be as a council member.

Grant Roberts stated limiting growth & improving infrastructure.

Vice Mayor Womack stated that at times it can be difficult to see what is best as a resident and what is best for the town.

Grant Roberts stated that he can handle that.

Mayor Wynkoop mentioned that in Grant Roberts' application, it shows that he has been living in the Town for 33 years and asked about the good and bad he has seen.

Grant Roberts stated that the small-town element has faded slightly, and it is a little sad to see however, the Town has done a good job with limiting development compared to other towns, he mentioned Osgood's original plans and drawing back, and the stopping of the erosion of the small-town feel.

Mayor Wynkoop asked about the good he had seen.

Grant Roberts mentioned that it is good to see the Parks and the Butterfly Garden, the improvements to Kirk Park, the sidewalks, etc.

Councilmember Hartle explained his views on the different options faced while being a council member and stated that it is hard work, he also explained that he received the council packet Thursday and that it contained many pages to review within a short amount of time to make decisions on the Town.

Grant Roberts stated that he reviews the full agenda packets and attends almost every meeting.

There was a brief discussion.

Mayor Wynkoop explained to the public that each applicant filled out an application.

Applicant Jimmy Rogers, 17325 Second Street, Montverde stated that he grew up in Montverde and provided a brief background history.

Vice Mayor Womack asked about his approach to a problem.

Jimmy Rogers stated that he would also do research, he would look at other Town's municodes, comparable to size & region, to see what fits for the size and population of our Town. Stated that other Towns have similar changes and deal with the same issues.

Vice Mayor Womack stated that Montverde is unique and is not one size fits all.

Jimmy Rogers emphasized that it is unique and mentioned how much it has changed since he was growing up. Declared that it is for the best and that he works in construction and provides a brief description of his resume. He stated that his business works with Groveland & Clermont and that he understands how things work. He stated that everyone needs to voice their opinion as well as speak for and with everyone in the community.

Vice Mayor Womack mentioned Councilmember Hartle's previous statement, that often there is not a good choice, and that you must make a choice not based on your personal feelings but for the Town's benefit.

Mayor Wynkoop asked Jimmy Rogers what made him the best candidate.

Jimmy Rogers answered that he stepped up as he saw there was a need. He grew up in the community, he would like to see proper infrastructure, does not think any current resident should be burdened due to new development. He added that growth needs to happen and that it will happen, it cannot be stopped but it can be controlled and elaborated further.

Mayor Wynkoop asked Jimmy Rogers where he'd like to see the town in 5 years.

Jimmy Rogers explained the different ways he would like to see the Town.

Councilmember Hartle asked about alternative solutions for capital revenue besides raising taxes.

Jimmy Rogers explained his thoughts on alternative solutions.

Applicant Bryan Rubio 16548 Magnolia Terrace, Montverde, FL stated that he had previously explained who he was at the last council member appointment and that he does not have further questions.

Vice Mayor Womack stated that she admired the fact that Bryan Rubio is a research guy, asked how he separates feelings from what is best for the town.

Bryan Rubio stated that he tries to be objective and looks at things from every angle, looks at the root cause and further explains his answer.

Vice Mayor Womack asked about the current revenue.

Bryan Rubio provided an answer and mentioned the budget, the cost management and revenue and explained further.

Councilmember Hartle brought up managing resources and the newer streets in town being in Magnolia Terrace and being 20 years old. He asked Bryan Rubio how to pay for the street as he mentioned managing resources.

Bryan Rubio stated that from the aspects of pulling resources, would be from county or state level, and stated that we are not experts in grants, this needs to be addressed and that nothing is meant to last forever.

Councilmember Hartle stated that we cannot always count on the federal or local government for handouts and that sometimes we must be self-sufficient and that this puts you in a hard spot.

Bryan Rubio circled back to cost management and cost cutting and redirecting for improvements, streets etc.

Vice Mayor Womack asked for clarification on cost management, mentioning the dinners prior to the Town Council meetings or the Butterfly Garden which came from grant money, or the events for Christmas, Easter, or Montverde Day and if this is where Bryan would like to cut costs.

Bryan Rubio stated that he would not look at the smaller events but other things that are more money consuming, and that he would address first and find the balance on spending and strategic planning.

Mayor Wynkoop asked Bryan Rubio how he has been involved in the community up to this point.

Bryan Rubio stated that recently he had been a voice outside of the council and outside of the Town and that he had not volunteered or done anything with the Town however, that he had done some volunteering outside of the Town and mentioned some past volunteering experiences.

Mayor Wynkoop asked where he sees the Town in 5 years.

Bryan Rubio mentioned smart sensible growth and further explained his answer.

Mayor Wynkoop spoke of growth all around us, mentions Osgood that there will be half acre lots, Bella Collina, and the 37 acres near the mobile home park that borders Bella Collina and asked Bryan Rubio which other part of Town we should worry about at this time in terms of growth.

Bryan Rubio elaborated further on his previous growth answer and that he cannot think of any other specific area.

Mayor Wynkoop spoke about the upcoming vote for charter change and the density change and getting this in place, he explained that it would take four (4) out of five (5) votes on increasing density and further explained. He then asked Bryan Rubio if he supported the four (4) out of five (5) votes.

Bryan Rubio spoke of red tape and limiting terms for council members and stated that this would bring different perspectives.

Mayor Wynkoop added that the height limit protects the Town as nothing can be built higher than thirty-five (35) feet & asked if Bryan Rubio would support keeping it at thirty-five (35) feet.

Bryan Rubio answered that he would think to continue to control the growth and make it sustainable.

Mayor Wynkoop provided information regarding Live Local.

Councilmember Hartle addressed the good and bad terms of term limits. He stated that the voters are the smartest people and that they make the decisions based on your performance or lack thereof.

Bryan Rubio elaborated on his thoughts regarding the voting, term limits and bringing a fresh perspective.

Vice Mayor Womack asked what Bryan Rubio would consider the right term limit.

Bryan Rubio stated that he did not know, and it would be a discussion.

There was a brief discussion on term limits.

Applicant Marta Wladyczka stated that she was not born here, and asked Mayor Wynkoop where he sees the Town in five years.

Mayor Wynkoop stated where the residents take us.

Vice Mayor Womack stated that she hoped it would be like what we have today. Mentioned the Butterfly Garden and the picnics and further explained keeping the neighbor-to-neighbor contact.

Councilmember Hartle agreed with Vice Mayor Womack and provided his thoughts.

Mayor Wynkoop asked Marta Wladyczka where she saw the Town in five (5) years.

Marta Wladyczka said that she would like more sidewalks & spoke of the things that she loves about the Town and spoke of preserving the events.

Mayor Wynkoop asked about her understanding of the responsibilities of being a council person.

Marta Wladyczka said that we need to do our research, we need to be able to speak about various issues, talk to neighbors, listen to others, and learn.

Mayor Wynkoop asked why she felt that she would be the best candidate for this position.

Marta Wladyczka stated that we have a lot of qualified people and does not know that she is the best candidate but stated that she will be dedicated and that she will do her best by bringing her previous experience and knowledge, she will talk to people and listen to them as to try and bring everyone together.

Vice Mayor Womack asked about her approach to a problem.

Marta Wladyczka mentioned research, being able to change your mind, listening, speaking with people in the community and others.

Vice Mayor Womack stated that she liked that Marta could change her mind and mentioned that she received positive feedback through email and conversation from people in the community for each council member applicant.

Councilmember Hartle asked Marta Wladyczka how she saw sustainability without increasing taxes.

Marta Wladyczka provided her answer, and mentioned being frugal as well as maintaining what we have, etc.

Mayor Wynkoop asked what she believed to be the most important role of the council.

Marta Wladyczka stated that staying cool, levelheaded, listening and not getting too emotional are most important.

Mayor Wynkoop asked if she would be a good example.

Marta Wladyczka said that she would like to be and that she is not perfect but strives to be better every day.

Mayor Wynkoop asked if she had been involved in the community.

Marta Wladyczka mentioned having helped neighbors by fixing a fence, and a yard and further elaborated on this subject.

Vice Mayor Womack & Marta Wladyczka spoke of a recent town yoga experience.

Councilmember Hartle brought up Facebook Posts and asked if people who post negative comments should be held accountable.

Marta Wladyczka stated that people are entitled to their opinion, and people's perceptions are different, and asked how someone could be held accountable.

Councilmember Hartle further elaborated on his question.

Marta Wladyczka reiterated keeping a cool head and that people make mistakes. She brought up a social media post regarding her signs having been taken down after a recent Council meeting and stated that she would not prosecute nor would she do anything about it as the signs were returned.

Councilmember Hartle mentioned that it is human nature to judge by the things we hear, see and read, and that it sets your character and that character spoke to him.

Marta Wladyczka stated that sometimes jokes are made, and some people may not take them as a joke, and that it is important to distance yourself and try to get to know that person.

Thomas Johnson introduced himself and stated that he had been in Montverde for 8 years. He then provided his relevant experience and touched on his resume. He also stated that he is not on social media.

Mayor Wynkoop stated that Thomas Johnson just explained why he would be the best candidate and asked what he feels is the most important role for a council person.

Applicant Thomas Johnson said that the most important role is to listen with empathy, speak with sympathy, be a team player and be willing to go extra mile when time gets tough.

Vice Mayor Womack asked if being a team player meant that you would go along with all that she wanted.

Thomas Johnson said of course not, as we don't always agree on everything, and it is okay to disagree and that we just need to do it in a respectful manner.

Mayor Wynkoop asked Thomas Johnson where he sees the Town in five (5) years.

Thomas Johnson stated that it will be greater than it is now as the council will make sure to get the right people in place to make sure that the town stays sustainable, and that he sees the town being closer nit and further explained his answer.

Mayor Wynkoop asked what his top three (3) top priorities would be if you were to be on council.

Thomas Johnson stated that he would like to start a scholarship fund to help the needy, and he is willing to donate to start the fund. He also said that he feels they could get a workshop together to come up with a good scholarship fund, and to make sure that all the members are open and honest to increase the Town's trust. Being engaged, bringing a heightened awareness of what is going on behind the scenes and bringing it to the forefront before making any decisions.

Mayor Wynkoop asked how long he had been on the Planning and Zoning Committee.

Thomas Johnson said long enough to get gray hair, and long enough to learn to agree to disagree, and elaborated further.

Mayor Wynkoop asked what he felt his advantages were to being on the Planning and Zoning Committee for the last few years.

Thomas Johnson stated that he has a better understanding of the process, that practice makes perfect and that he has five (5) years of practice.

There was a brief discussion on Planning and Zoning

Councilmember Hartle brought up the tax situation, stated resources are limited, and that things needed to be addressed and asked how he would accomplish these.

Thomas Johnson answered that this is not something he could do on his own, that it takes a village, meaning the Council, and that they would have to do a workshop to rectify the matter.

Applicant Judy Ley, 17328 First Street, Montverde, FL introduced herself and mentioned that her husband is the council member that recently stepped down and she wanted to try to take his place as best as she can.

Mayor Wynkoop asked what her top three (3) priorities are.

Judy Ley stated that Montverde has grown very much, and she is unsure of an answer to this question.

Vice Mayor Womack asked Judy Ley about her approach to solving problems.

Judy Ley answered that she talks to people and uses social media and gathers all the information to form an opinion.

Vice Mayor Womack asked if Judy Ley can separate her own personal feelings from some of the difficult decisions that may have to be made while on the Council.

Judy Ley stated that she believed that she could and that she and her husband have not always agreed on things, each having their own opinion and that she can look at things objectively.

Mayor Wynkoop asked Judy Ley what she believed to be the most important role for a council person.

Judy Ley provided stated that the most important role is to get along with everybody, to be objective, to do your research, to listen. She also said that you must avoid conflict, and it is important not to be divided and further explained her answer.

Councilmember Hartle explained his background and what he brought to the table, and asked Judy Ley what she would bring to our Town.

Judy Ley answered that for the past twenty-five (25) years she has edited for Corey Porters nationwide, trials, arbitrations, depositions, and provided additional details of her resume, she also stated that she has been a soccer referee for 15 years and explained her background and experience.

Mayor Wynkoop stated that she answered his question about being involved in the community.

There is a brief discussion on making motions.

Vice Mayor Womack moved to nominate Thomas Johnson.

Mayor Wynkoop seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Mayor Wynkoop moved to nominate Grant Roberts.

Vice Mayor Womack seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Mayor Wynkoop moved to nominate Judy Ley.

Vice Mayor Womack seconded.

2-2 (Councilmember Hartle & Councilmember Morganelli Voted Nay.)

Motion Failed.

Mayor Wynkoop asked if anyone else wanted to make a motion.

No other motions were made.

Mayor Wynkoop consulted with Town Attorney Geraci-Carver regarding setting another date to appoint a new council member.

Town Attorney Geraci-Carver explained that we can go through the process in June and July and that the Caucus is in August.

Mayor Wynkoop made a motion to have another meeting to appoint a new council member in July 2025.

Councilmember Hartle stated that we have six (6) great candidates, stated to let the voters choose in November as to settle the dust.

Mayor Wynkoop provided his thoughts on this matter.

Vice Mayor Womack asked if there were many important matters on the upcoming agendas.

Town Attorney Geraci-Carver explained that the Budget and millage rate are important topics and underlined the Charter.

Councilmember Morganelli asked Town Attorney Geraci-Carver to read the Charter.

Town Attorney Geraci-Carver read the Charter on council appointment.

Mayor Wynkoop further explained the Charter.

There was an extensive discussion.

Mayor Wynkoop made a motion to have another meeting in July 2025 to appoint a new council member.

Councilmember Hartle seconded the motion.

3-4 (Councilmember Morganelli Voted Nay.)

Motion Passed.

Vice Mayor Womack asked Councilmember Hartle and Councilmember Morganelli for the reason they did not nominate a candidate tonight.

Councilmember Hartle stated that his thoughts were explained.

Councilmember Morganelli stated that he felt the candidate that would have met his criteria would have been a 2-2 tie and further explained his answer.

There was a brief discussion.

Town Manager Larino asked if the Council would like to have additional applicants apply.

CITIZENS QUESTION/COMMENT PERIOD

Mayor Wynkoop opened the public discussion.

Gerald Brown 15978 Winding Bluff, Willow Ridge, Montverde, FL asked for assistance, stated that they are the closest to the turnpike, stated that he received ninety (90) decibel sounds and discussed the issue regarding the height of the turnpike wall as well as the concerns, also discussed a 55% lawn grass rule and further elaborated on the findings of his research.

Mayor Wynkoop asked for clarification.

Town Manager Larino provided a detailed explanation of the percentage of grass and the conservation efforts. He also explained that it is for new subdivisions.

Town Planner Parks further explained the grass requirements & landscaping.

There was extensive discussion on the code and sod requirements.

Town Attorney Geraci-Carver stated that she will have to research and read the entire landscape code.

Vice Mayor Womack asked what they could do to help and asked for further explanation regarding the bamboo he previously mentioned.

Gerald Brown stated the reasons he felt bamboo would help with the noise.

Jimmy Rogers 17325 Second Ave, Montverde, FL recommended against bamboo as it takes a lot of water, stated we are on a sandhill ridge here in Florida, recommended native trees and further explained his thoughts.

Mayor Wynkoop asked Jimmy Rogers to explain what he does for a living.

Jimmy Rogers stated that he is an ISA Certified Arborist and detailed his experience and knowledge.

Gerald Brown stated why he still feels bamboo is best.

Mayor Wynkoop asked Town Manager Larino for an update on their previous conversation regarding contacting the builder for assistance regarding the turnpike sound issue.

Town Manager Larino provided an update, and stated that he did reach out to the Builder, Pulte Homes, and offered to go to one of the HOA meetings, he asked if they would like to go with him as to talk through solutions, and Pulte Homes stated that they were not interested in doing this and that they would like to speak with the residents and HOA directly. He also explained the steps that

he had taken to assist with the turnpike wall issue and provided his view on the best steps to be taken.

Town Planner Parks spoke of the many attempts to have a wall added, the current landscaping and that they will keep working on this.

There was extensive discussion regarding the turnpike wall.

Town Manager Larino asked Town Planner Parks to assist with contacting additional parties that may be able to assist.

There was additional discussion regarding the turnpike and how to assist.

Farmer Banks Helfrich, Clay Road District, South Lake County, shared a farming tip on loquats, and shared his thoughts that the citizens are the leaders and that the representatives they chose are the servants. He also spoke of the election process, democracy, and shared a personal story.

Judy Ley provided her views on the importance of appointing another council member.

Mike Whidden 17635 Broad Street, Montverde, FL stated that he agreed with Judy Ley and explained his thoughts on the need to appoint a new council member.

Mayor Wynkoop closed the Public Hearing

DEPARTMENT & COMMITTEE REPORTS

A. Town Manager Larino's Report.

Town Manager Larino spoke of the recent repairs, including replacement of the septic tank lines at the Beauty Salon, and repairs at the Post Office. He thanked the volunteers that helped with the 100 Year Celebration Picnic, as well as thanked the volunteers that helped with the Butterfly Garden. He also mentioned the intent to close the mini library on July 14th, to start the transition to the new library with a possible opening date sometime in August 2025. He also explained that a grant update would be provided soon.

Mayor Wynkoop asked about the county money.

Town Manager Larino provided an update on the county money.

Town Manager Larino provided an update of each item listed on the Capital Project Update List below.

There were discussions on the several items listed on the Capital Project Update List.

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.

Town Planner Parks discussed the “New Yard Pattern Book” and spoke of the efforts of managing growth, reason for sod requirements, alternative water conservation. He also provided property landscape examples & spoke of the direction that Lake County is taking.

- F. Lake County Commission Report.
- G. Town Council Reports.
- H. Mayor Wynkoop Report.

Councilmember Hartle asked Town Manager Larino about tree maintenance, rotting wood on the old stage & a speed limit sign that needs repair.

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. |

CONSENT AGENDA

Councilmember Hartle moved to approve the Consent Agenda.
Councilmember Morganelli seconded the motion.
Consent Agenda Approved 4-0.

DISCUSSION AND ACTION ITEM

Community Building discussion moved to the next Town Council meeting.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

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 Adaptation Plan dated April 2025 pursuant to the Resilient Florida Program Planning Grant, DEP Agreement No. 24PLN39; Providing an Effective Date.

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

Amanda Boone, Engineer with Woodard & Curran explained the Vulnerability Assessment & Adaptation Plan. She described the slides on the PowerPoint Presentation.

Town Manager Larino explained the reason for the Vulnerability Assessment Study.

Amanda Boone, Engineer with Woodard & Curran continued with her PowerPoint Presentation.

Councilmember Morganelli asked if Amanda Boone could point to any specific ways this plan could change permitting, zoning or capital planning in the next one to three years.

Town Manager Larino explained that it had an effect on capital planning, it would be in the capital improvement plan and further explained.

Councilmember Morganelli asked if this would be used to obtain future grants & asked if a stipulation can be added for the Council to vote on future grants first before we apply for them.

Town Manager Larino stated that the Council does not have any stipulation on grants.

Councilmember Morganelli asked if a stipulation could be added for this.

Town Manager Larino explained that if this is something that the Council wanted, a Resolution would have to be created.

There was a brief discussion on the grant process.

Councilmember Hartle asked if sink holes would be covered.

Scott Shannon Woodard & Curran explained that this specific grant is geared toward weather events.

Mayor Wynkoop opened the public hearing.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli asked if this would be used for a sewer system.

Town Manager Larino answered that this grant is for stormwater and vulnerability and further explained the grant.

Councilmember Hartle moved to approve Resolution 2025-175.

Womack seconded the motion.

Resolution 2025-175 Approved 4 to 0.

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.

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

Town Manager Larino asked to table Resolution No. 2025-174 for the next meeting and extensively elaborated on adopting a Joint Planning Agreement.

Town Attorney Geraci-Carver also explained the Joint Planning Agreement, the changes and keeping it uniform.

There was an elaborate discussion on the Joint Planning Agreement.

Town Manager Larino addressed concerns and provided an explanation of the Joint Planning Agreement (JPA).

Councilmember Hartle moved to Table Resolution No. 2025-174.

Wynkoop seconded the motion,

Resolution No. 2025-174 Tabled 4-0.

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.

Town Attorney Geraci-Carver read the Ordinance by title only.

Town Planner Parks explained the Comprehensive Plan revisions & updates. He reviewed the Comp Plan timeline from the Planning & Zoning Meeting held September 17, 2024, through today's date of the final adoption of the plan.

Councilmember Morganelli asked a question on wetland conservation, incorporating C2 and public facilities into the Comp Plan.

Town Planner Parks explained that regarding wetland conservation, the plan is to make it more restrictive, cannot use wetlands for your open space, as you sort out the wetlands to begin with, and then do your other conservation open space.

There was further discussion on the wetlands.

Town Planner Parks explained the C-2 zoning, the zoning map and land use.

Councilmember Hartle asked the reason that we would want to add a C-2 zoning as we have a C-1 zoning.

Town Planner Parks stated that a C-2 was added years ago, there was a threat of adding adult entertainment and further explained the C-2 zoning.

There was a brief discussion on the C-2 zoning.

Town Manager Larino asked Town Planner Parks to clarify that no major changes have been made to the Comprehensive Plan since it was presented over six (6) months ago. He also explained to the Council that this is a living document and that the Council can come back and make changes. This document should be looked at often as it is the guiding document of what is allowed in the Town.

Town Planner Parks confirmed that no major changes were made. The policy had not changed & that they could come back and change the whole Comprehensive Plan at any time.

Councilmember Hartle asked about the part that spoke about the architectural and historical landmarks and the National Registry.

Town Planner Parks said that it stated that if you want to register additional homes as national historic landmarks, it is encouraged however, it is not required.

Councilmember Hartle asked Town Planner Parks about the archeological requirements should an Indian mound be found in a backyard, etc.

Town Planner Parks stated that this element and language had not been changed and that if they wanted the archaeological and cultural resources element changed, this could be changed, and they will verify this as he believes it pertains to new developments.

There was further discussion on the Comprehensive Plan and archaeological & historical findings.

Councilmember Morganelli asked how often the Comprehensive Plans are to be reviewed.

Town Planner Parks stated that they have the EAR (Evaluation and Appraisal Review) and that the planning period is ten (10) to twenty (20) years, and that it should be reviewed every seven (7) years and can be reviewed any time.

Town Manager Larino stated that the State Legislators wanted additional elements to be added this time.

There was further discussion on the Comprehensive Plan, the archaeological sites & conservation element.

Mayor Wynkoop opened the public hearing.

Matthew Bowman 1122 Imperial Eagle Street, Groveland Florida, stated that he liked the jurisdictional wetlands exclusions and he would have liked to see this in Groveland a long time ago.

Mayor Wynkoop closed the public hearing.

Vice Mayor Womack moved to adopt Ordinance No. 2024-41.

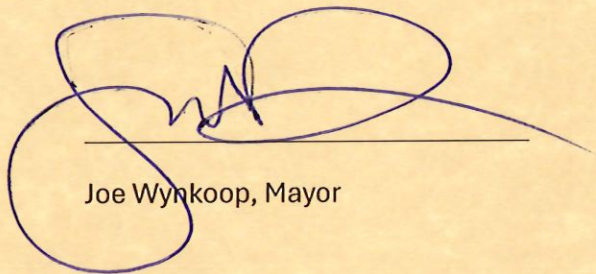
Councilmember Morganelli seconded the motion. Ordinance No. 2024-41 Approved 4-0.

REMINDERS AND ADJOURNMENT

Mayor Wynkoop made a motion to adjourn.

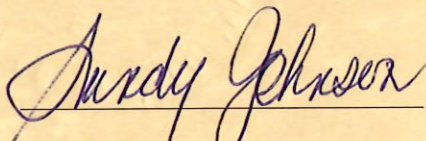
Councilmember Morganelli seconded the motion.

Meeting adjourned at 10:16 p.m.



Joe Wynkoop, Mayor

ATTEST



Sandy Johnson, Town Clerk