

**MONTVERDE TOWN COUNCIL
WORKSHOP/SPECIAL MEETING MINUTES
APRIL 29, 2025, AT 6:30 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
Caroline Trepanier, Admin

CALL TO ORDER AND OPENING CEREMONIES

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

PUBLIC HEARING AND DISCUSSION ITEMS

Public workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations of Impact Fees set forth in s. 163.31801(6), Florida Statutes.

Tara Hollis Principal Consultant with Willdan Financial Services introduced herself, and provided details on the type of services Willdan Financial Services offers. She explained Willdan's relevant experience. She covered the Town of Montverde's Demonstrated Need Study using the PowerPoint presentation while highlighting her relevant experience and further detailing the different impact fees.

She thoroughly discussed Montverde's Extraordinary Circumstances such as the increased capital facilities construction cost increase & the significant population growth. She also shared on the development impact fees and demonstrated projected growth.

Explains the workshop, 2nd hearing

Mayor Wynkoop asked Tara Hollis should a Developer was to come in and challenge us if Willdan Financial Services would defend us.

Tara Hollis said yes.

Vice Mayor Womack asked if this would affect the Osgood property.

Town Manager answered that any new home built ninety (90) days after the second Ordinance is approved would be included, including Osgood.

Councilmember Morganelli asked clarification regarding the year 2035's projected amount of five hundred (500) Single Family Dwelling Units increase on the Background PowerPoint slide. He asked if this amount included entitlements.

Town Manager Larino stated that this would perhaps not include all entitlements but what we would expect in the next 10 years, worst case scenario.

Councilmember Morganelli also asked about the eleven (11) multifamily units.

Town Manager Larino explained that our code currently allows for an apartment unit building in the commercial area, above a commercial building, so that you may do downstairs commercial and upstairs apartment, like in Winter Garden. In theory, you could have ten (10) units there downtown and provided further information.

Mayor Wynkoop opened the public hearing.

Leonard Boris, 17604 Long Ridge Drive, Montverde, FL, inquired on the Extraordinary Circumstance: Significant Population Growth slide, specifically Montverde's population amount of 2,191 as of 2024 and the projected 2035 amount of 3,254.

Town Manager Larino explained that looking at the three (3) developments that are in the works and additional homes, it could get up to this amount.

Mayor Wynkoop mentioned that an entitlement study was done two (2) years ago and the results were shocking.

Town Manager Larino spoke of the entitlement study results.

Leonard Boris asked about the multifamily family limits.

There was a brief discussion regarding multifamily units.

Leonard Boris asked about the number of available acreages in the Town.

Mayor Wynkoop stated that there were around eight hundred (800) lots and that two hundred and thirty-four (234) are being built right now.

Mayor Wynkoop closed the public hearing.

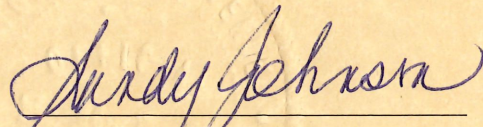
Mayor Wynkoop thanked Tara Hollis and complimented her performance.

Mayor Wynkoop made a motion to adjourn. Councilmember Morganelli seconded the motion. Motion to adjourn approved 4-0



Joe Wynkoop, Mayor

ATTEST:



Sandy Johnson, Town Clerk