

**MONTVERDE TOWN COUNCIL
REGULAR MEETINGS
MINUTES
July 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, Administrative Assistant

CALL TO ORDER AND OPENING CEREMONIES

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

CITIZENS QUESTION/COMMENT PERIOD

Mayor Wynkoop opened the public discussion.

Jerry Brown, 15978 Winding Bluff DR., Montverde, FL, thanked Mayor Wynkoop for visiting the residents of Willow Ridge and invited all Council Members to visit as well. He asked about enhanced landscaping, stated that they have verified prices and that he has contacted the Governor's office, Ron Desantis. He mentioned that the area near the turnpike is steep uphill, however, planting many evergreen trees along the turnpike would help with sound protection. He further expressed that he believes the turnpike's proximity to their backyards is also a safety issue.

Associate Planner Busto stated that she will share Jerry Brown's concerns and research with Sean Parks, the Town Planner.

Jerry Brown also stated that the HOA has approved a wall of thuja trees along his backyard and further explained his concerns.

Mayor Wynkoop asked if Jerry Brown was speaking of the houses below the wall, near the water treatment plant.

Jerry Brown said that he is speaking of these houses and that he is concerned about the lack of a barrier should there be a crash on the turnpike and further spoke on this subject.

There was an elaborate discussion.

Mayor Wynkoop said that he spoke to the turnpike authorities about the canopy tree definition and jake breaking and that he was informed that there were no rules on the turnpike regarding jake breaking. He also said that they will provide additional information regarding the canopy trees and that the turnpike authorities were very friendly and said that they are not in that part of engineering yet, but will help decide what goes behind Little Ridge not only by the turnpike but between the turnpike. He also mentioned that he is excited about Stephanie, the translator from the turnpike authorities as she has done a good job thus far.

There was further discussion regarding the turnpike.

Vice Mayor Womack asked about the timeline given by the turnpike authorities.

Mayor Wynkoop stated that it could be a year, and that this was their best guess, and that they wanted to help with open arms, and that our Town Planner, Sean Parks, did an awesome job and that it is documented. He also stated that he is trying to have Taylor involved.

Town Manager Larino stated that the Turnpike Authorities have not designed any landscaping plans for the turnpike as of yet as he believes this to be a year 2030 project. He stated that they have spoken with the Mayor and our Town Planner, Sean Parks, and shared that the Town will be part of the design process and will provide input in trying to mitigate those issues along the turnpike.

Vice Mayor Womack asked if it was possible to get a head start.

Town Manager Larino stated that the turnpike is programmed, they adhere to a schedule and a list and that they will reach out to us when they are working on their design.

Sally Tiley, 16702 Highland Avenue, spoke of the Capital Projects and inquired on the reason Lake Street and Highland Avenue have not been included in the projects for paving. She also mentioned that she has asked for speed tables to be added on these streets and asked if those projects could be added to the Capital Projects list. She stated that curbing and sidewalks are not needed and further explained her concerns.

Town Manager Larino said that it is on the list to review and explained the added cost to taking away vibrating compaction, and that he will need direction from the Council as it could add a significant amount to all of the Town's projects. He addressed Highland Avenue and Lake Street and Ridgewood as it ties into the 455 project which is on the list of Capital Projects. He also mentioned that speed tables were currently on the Agenda as a discussion item. He stated that repaving on Highland would be a combination of guttering and some curb and it is probable that a portion will include a sidewalk and that as far as a sidewalk on Lowry, this appears to be Facebook gossip as it is not something that the Town has ever had a planned as there is no right of way. He further clarified the areas where a sidewalk is looking to be added and spoke of the benefits of the Town.

There was additional discussion regarding the sidewalks.

Councilmember Morganelli spoke of the Lowry Road sidewalk and stated that this was in the CRA paperwork.

Town Manager stated that in the old sidewalk plan it showed a sidewalk in every single street.

Mayor Wynkoop explained that it was included by mistake.

There was a brief discussion on the sidewalks.

Jim Ley, 17328 First Street, Montverde, FL, thanked Paul for his infrastructure work on Truskett Park and spoke of a dead palm tree on the edge of First Street and would like it to be cut down as to avoid a safety issue.

Christian Anthony 1850 Kirk Island Lane, Smith Island, provided a brief history of how he obtained the property. He also shared that upon his and his wife's passing, he wishes to keep the property safe from growth and has created an agreement, as well as a trust agreement, and that the beneficiary would be the Town of Montverde. He further explained the details of the agreement.

There was a brief discussion regarding the island and the buffalo.

Farmer Banks Helfrich, South Lake County, shared summer farming tips, and that America is 249 years old, he also shared some history and reminded everyone that we are all immigrants and that we are a melting pot of culture.

Mike Whidden 17635 Broad Street thanked Town Manager Larino and the Mayor for the work on Lakeside DR., spoke of his concerns regarding the bid for the playground equipment, and asked about hazardous waste disposal.

Mayor Wynkoop asked for an update on the playground bid and asked if there were playground grants.

Town Manager Larino provided a brief update on the playground equipment and also provided a brief explanation of playground grants.

Councilmember Morganelli asked if we could obtain multiple bids.

Town Manager Larino explained how he plans to obtain additional bids.

There was further discussion on the playground.

Councilmember Hartle followed up regarding Lake County hazardous materials pickups.

Town Manager Larino will look into this as well as a shred day.

Councilmember Morganelli asked if the money can only be used for playgrounds.

Town Manager explained that there are two (2) pieces to the puzzle, and he did not remember this until he worked on the budget this year, park impact fees and general budget fund. He further explained that the previous council designated code enforcement fines to something that benefits

the community therefore, the council had previously decided to put these funds into the park. In short, this is dedicated money to the park.

Jerry Brown addressed Town Planner Parks regarding the concerns addressed at the beginning of the meeting.

Town Manager Larino asked Mayor Wynkoop if he could have our Town Planner Parks contact Jerry Brown directly to assist with his concerns.

Town Planner Parks briefly explained that he spoke with Nicola Liquori, with the Florida Turnpike Enterprise, and spoke of his findings. He also stated that he will inform the Town of the outcome.

Mayor Wynkoop stated that he also has been communicating with Nicola via email.

Jerry Brown spoke of a mini water treatment near Willow Ridge.

Town Manager Larino said that the Hills of Montverde has an agreement to do landscaping as a buffer near the plant and assumes it will be done before the end of the year.

There was a brief discussion.

Mayor Wynkoop closed the public discussion.

DEPARTMENT & COMMITTEE REPORTS

Town Manager Larino spoke of the Grant Reimbursement Tracking Report on the PowerPoint slide.

Mayor Wynkoop further explained the Grant Reimbursement Tracking Report.

Town Manager Larino briefly highlighted the Highway Patrol Activity 2024-2025 also listed on the PowerPoint presentation and informed the council that the town audit has been completed and turned into the state and filed and uploaded to the Town's website per statutes. He said that he will have the auditors come in and do an audit report once the auditors have some time. He spoke of different software research, public works requests, and provided updates on the move to the new library in August. He said that he has received seven (7) bids for the mowing contract and that recommendations will be brought to the council when ready

Councilmember Hartle asked for clarification of what is included in the lawn maintenance contract.

Town Manager Larino explained that this is to have one simple process and provided additional details on the lawn contract.

There was a brief discussion regarding landscaping and the Montverde standard.

Town Manager Larino explained the current Montverde Day planning, spoke of the cowboys, and further elaborated on the upcoming events.

Councilmember Hartle spoke of Christmas and asked about the Montverde Christmas plans.

There was additional discussion on Montverde Day & Christmas.

Town Manager Larino spoke of the county commissioner and city manager meeting discussing the JPAs (Joint Planning Agreements), encouraged everyone to watch it online. He mentioned that Montverde residents had brought to their attention that the sports courts needed paint touch ups and that this had been taken care of.

Mayor Wynkoop praised County Commissioner/Town Planner Parks for doing a great job reviewing the JPA (Joint Planning Agreement).

Town Manager Larino spoke on the list of Capital Projects.

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

Councilmember Morganelli asked about the sidewalks on Lake Street and if they were to turn right on highland.

There was a brief discussion on the sidewalk project.

Councilmember Hartle asked for additional information on the Consumptive Use Permit.

Town Manager Larino explained that an entire alternative water supply analysis has been requested from the Town and provided additional details.

There was additional discussion regarding the CUP.

Town Attorney Geraci-Carver spoke of new legislation impacting our local governments the new statutes provides for final plats to be approved administratively as opposed to going through the public hearing process. The statutes requires that we appoint someone as the authoritative person to sign off on the plat if they meet the statutory criteria. This definitely moves the process forward as at the time you are in final plat, this is just making sure that you are meeting all of the statutory requirements and code. She stated that this is a good change. There is another change on permitting that makes it easier for fire alarm replacement systems to be permitted and some on the live local act that will be discussed further at a future meeting.

Mayor Wynkoop asked for additional information regarding the final plat.

Town Attorney Geraci-Carver said that there were no final plats in the process at this time or there would have been a resolution in their agenda, this will be brought back later this month or next month.

Associate Town Planner Busto provided a quick update, stated that they are reviewing applications for fifteen (15) to sixteen (16) houses in Willow Ridge and many residents are adding fences & pavers, it has been a busy month.

Town Planner Parks provided an update regarding government efficiency, recognition of Lake County efforts, Lake County Comprehensive Plan changes on the way, growth management, JPA (Joint Planning Agreement) ongoing process. He also thanked Montverde for being supportive. He also shared that there will be some Lake County code changes, to protect for growth management issues and spoke further about the new changes/rules.

Vice Mayor Womack brought up diverting the boat traffic and boat ramp to Porter Avenue.

Councilmember Hartle brought up gun violence, the risks of aggressive driving, the new speeding law and spoke of the weather and is glad to have Town Attorney Geraci-Carver back from vacation.

Mayor Wynkoop spoke of the turn by the gas station downtown and the possibility of adding a stop sign. Also spoke of 911 being down.

Town Planner Parks confirmed that a wire was cut and that text messaging 911 is working.

JUNE FINANCE REPORT

Mayor Wynkoop briefly went over the June Finance Report.

CONSENT AGENDA

Mayor Wynkoop also spoke of the Consent Agenda and the minutes.

Vice Mayor Womack made a motion to approve the Consent Agenda and Councilmember Hartle seconded the motion. Consent Agenda approved 4-0.

DISCUSSION AND ACTION ITEMS

Selection of New Councilmember

Mayor Wynkoop explained the selection of a new councilmember.

Councilmember Hartle moved to appoint Grant Roberts to the Town Council. Vice Mayor Womack seconded the motion.

Vice Mayor Womack asked about the status of the outstanding affairs with the Town.

Town Manager Larino answered that the code case is now in compliance. The case is technically active however, he is in compliance, and the fine has been paid, getting the CUP has fulfilled that requirement under the code, the site plan is the next step, he is in compliance.

Roll Call Vote:

Councilmember Morganelli - No

Councilmember Hartle - Yes

Vice Mayor Womack - Yes

Mayor Wynkoop - Yes

Grant Roberts was appointed to Town Council 3-1.

Selection of New Planning & Zoning Board Member

Mayor Wynkoop discussed the open seat for a Planning and Zoning Board Member, and informed residents that anyone interested should contact Town Hall. He also mentioned that this is a great way to start learning the Council position and understand the procedures.

Selection of Voting Delegate for FLC Conference

Mayor Wynkoop explained the duties of the FLC (Florida League of Cities) Voting Delegate and mentioned that there is a FLC meeting next month and it is a great learning opportunity.

Vice Mayor Womack made a motion to nominate Councilmember Hartle, Councilmember Morganelli seconded. Councilmember Hartle has been nominated FLC Voting Delegate, 4-0.

Councilmember Hartle explained the benefits of the FLC and all the great information to be learned.

There was additional discussion regarding the FLC events.

Green Mountain Highway Signage for Trail

Town Manager Larino Green discussed the signage around the Mountain Scenic Highway for the trail, that he is to add four (4) signs over in the park area such as a trail map, and signs regarding the ecological features along the scenic highway.

Discussion of Conditional Use Permit Request with the ISBA Boundaries

Mayor Wynkoop mentioned that this is an issue in Ferndale.

Town Manager Larino spoke of the ISBA (Interlocal Service Boundary Agreement) for the Ferndale Protection Area which allows one (1) home for every five (5) acres. He further explained the ISBA. shared his concerns regarding the right-hand side of Ferndale, an area containing several septic tanks and trucks and further explained the CUP process that they are going through. Lake County has notified the Town.

There was further discussion on the ISBA.

Mayor Wynkoop explained his views on the ISBA and that he will deny it.

Mayor Wynkoop opened the public discussion.

No one spoke in favor or against the ISBA.

Mayor Wynkoop opened the public discussion.

Councilmember Hartle made a motion to Oppose the CUP in Ferndale. Councilmember Morganelli seconded the motion. CUP opposed 4-0.

There was further discussion on ISBA.

Town Manager Larino stated that this is entirely up to Lake County to make the decision and that they are informing us and we can object to it, Town Attorney Geraci-Carver will appear on behalf of the Town and will let the County Commissioners know that our Town Council has objected to this. Other cities may be there as well.

Pedestrian Safety State Appropriations

Town Manager Larino explained that the engineers are working on a planning study that is to go to DEP and a portion of the planning study is for road work on County Road 455, this will take care of some stormwater as well as expand some roads, he stated that he spoke with Lake County regarding the use of Lake County Impact Fees from Developers as to possibly adding turning lanes, crosswalks and further elaborated on this topic. He also shared that he is pleased to announce that the State Legislators and the Governor have signed awarding the Town of Montverde \$350,000 for crosswalk and sidewalk improvements as a part of that project. He expressed his gratitude.

Mayor Wynkoop thanked Town Manager Larino.

Update from Lake County FY2026 Federal Community Project Funding Request

Mayor Wynkoop asked about the Federal Project Funding Request.

Town Manager Larino spoke of the update from Lake County FY 2026 Federal Community Project Funding Request, that we are in the first stages for federal appropriation to get funds for County Road 455. Town Manager Larino further explained the project and that it is a priority,

Speed Table Near Highland & Lake Street

Councilmember Morganelli spoke of the traffic on Lake Street and the need for speed tables, spoke with Town Manager Larino about adding speed tables. Most residents that he spoke with agreed with adding the speed tables.

There was a brief discussion on the speed tables.

Town Manager Larino asked if the Council would like to move forward with the speed table.

Mayor Wynkoop opened the public discussion.

No one spoke in favor or against the speed tables.

Mayor Wynkoop closed the public discussion.

There was further discussion on the speed tables.

Mayor Wynkoop made a motion to approve adding the speed tables. Councilmember Hartle seconded the motion. The speed tables to be added approved 4-0.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

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)

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

There was a brief discussion on Ordinance No. 2025-50.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-50.

Mayor Wynkoop closed the public hearing.

There was additional discussion on Ordinance No. 2025-50.

Councilmember Hartle made a motion to approve Ordinance No. 2025-50.

Councilmember Morganelli seconded the motion. Ordinance No. 2025-50 approved 4-0.

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)

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

Mayor Wynkoop briefly explained the Ordinance and that this cannot be discussed, he also asked Town Attorney Geraci-Carver to further explain.

Town Attorney Geraci-Carver said that the Council can speak about this ordinance individually, however, they cannot speak about it on behalf of the Town, town funds cannot be spent to educate the public regarding the amendment.

There was additional discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Ordinance No. 2025-57.

Mayor Wynkoop closed the public hearing.

There was further discussion on the Ordinance.

Councilmember Morganelli made a motion to approve Ordinance No. 2025-57.

Councilmember Hartle seconded the motion. Ordinance No. 2025-57 approved 4-0.

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.

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

There was a brief discussion regarding this resolution.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Resolution No. 2025-176.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle made a motion to approve Resolution No. 2025-176.

Vice Mayor Womack seconded the motion. Resolution No. 2025-176 approved 4-0.

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.

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

Mayor Wynkoop briefly explained the resolution.

Town Manager Larino explained that this is for a library service agreement, for funding through Lake County.

There was a brief discussion regarding library funding.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Resolution No. 2025-180.

Mayor Wynkoop closed the public hearing.

Councilmember Hartle made a motion to approve Resolution No. 2025-180.

Councilmember Morganelli seconded the motion. Resolution No. 2025-180 approved 4-0.

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.

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

Mayor Wynkoop briefly explained the Resolution.

Town Manager Larino stated that this is the current rate.

Aaron Wadsworth 17647 9th Street, Montverde, FL asked about the millage rate and made some suggestions.

There was additional discussion regarding the millage rate.

Mayor Wynkoop opened the public hearing.

No one spoke in favor of or against Resolution No. 2025-181.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli briefly shared his thoughts on the millage rate.

There was an additional brief discussion.

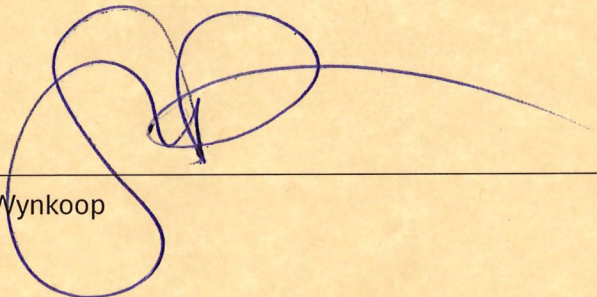
Councilmember Morganelli made a motion to approve Resolution No. 2025-181.

Councilmember Hartle seconded the motion. Resolution No. 2025-181 approved 4-0.

REMINDERS AND ADJOURNMENT

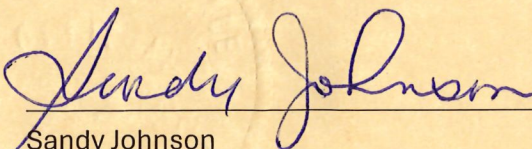
Mayor Wynkoop moved to adjourn. Councilmember Morganelli seconded.

Meeting adjourned at 9:17 p.m.



Joe Wynkoop

Attest:



Sandy Johnson