



MONTVERDE TOWN COUNCIL
WORKSHOP MEETING AGENDA
FEBRUARY 3, 2026, AT 6:30 PM
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
Joe Morganelli, Councilmember
Grant Roberts, Councilmember
Bryan Rubio, Councilmember

STAFF

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

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. WORKSHOP DISCUSSIONS

- A. SHAFI Grant Construction Funding.
- B. Consumptive Use Permit & LFA Well Requirements.
- C. Discussion of the Playground at Kirk Park – Visioning Committee.
- D. Policy & Procedures for Public Comment on Agenda Items.
- E. Town Council Meeting Minutes.
- F. Discussion on Sidewalks Projects.
- G. Budget Amendments for Consultants.
- H. Speed Bumps/Humps Policies for Residential Areas.

II. OTHER TOPICS FOR DISCUSSION

- a) CRA (Community Redevelopment Agency)
- b) Cell Phone Usage During Town Council Meetings
- c) Resident Discussion Guidelines, Including Presentations
- d) Improved Town Website & Communication Transparency CivicPlus/Howey
- e) Weekly Activities for Residents in Library for Adults and Kids (Pokémon)
 - o Weekly or Monthly Activities & Community Engagement
 - o Movie nights, fitness classes, farmers markets, senior activities
 - o Youth programming (STEM nights, sports clinics)
- f) Volunteer “Town Clean-Up Days”
- g) Community Building Discussion
- h) Resident Feedback System
 - o Create a formal Resident Request Portal for potholes, streetlights, water issues
 - o Track response times
- i) Budget Transparency Workshop
 - o Simplify budget reports
- j) Long-Term Capital Planning Workshop
- k) Traffic & Road Safety Review
- l) Developer Review Process Reform
 - o Clearer timelines, checklists, and public notification standards
- m) Update PUD Guidelines
 - o Ensure PUDs benefit all residents, not just developers
- n) Parks & Recreation
 - o Trail connectivity
 - o Shade, benches and playground improvements
- o) Christmas Event
- p) Vision 2030
 - o Where do residents want Montverde to be in 2030? Quiet, controlled, safe, and with preserved character, not overtaken by uncontrolled growth.
- q) Five-Year Capital Improvements Plan (CIP)
 - o Near-term projects, funding sources, timing, priorities.
- r) Ten-Year Capital Improvements Forecast
 - o Long-range infrastructure needs, replacement cycles, future costs.
- s) Town Vendor and Professional Service Contracts
 - o Town attorney, town planner, town engineer, IT, auditors - scope, costs, renewals.
- t) Comprehensive Plan Review
 - o Density limits, future land use, infrastructure concurrency.
- u) Land Development Code Review
 - o Zoning standards, compatibility rules, waivers and exceptions.
- v) Development Approval Process
 - o Application steps, staff review, boards, Council decisions.
- w) Infrastructure Capacity and Utility Planning
 - o Sewer, water, stormwater capacity versus approvals.
- x) Traffic and Mobility Standards
 - o Traffic studies, road capacity, construction impacts.
- y) Impact Fees and Development Exactions
 - o Eligible uses, legal limits, local comparisons.
- z) Annual Budget and Long-Term Financial Health
 - o Operating costs, capital spending, future obligations.

- aa) Reserve Policies and Financial Sustainability
 - o Emergency reserves, replacement funds, minimum balances.
- bb) Legal Authority, Charter, and Risk Exposure
 - o Approval powers, conditions, litigation risk.
- cc) Intergovernmental Agreements and Shared Services
 - o Fire, law enforcement, utilities, county coordination.
- dd) Growth Management and Construction Phasing
 - o Build-out timing, limits on simultaneous projects.
- ee) Public Works Assets and Maintenance Planning
 - o Road conditions; drainage, deferred maintenance.
- ff) Transparency, Records, and Public Communication
 - o Agenda backup, document posting, public access.
- gg) Emergency Preparedness and Resiliency Planning
 - o Storm response, utility outages, continuity plans.
- hh) Town Website Governance and Content Management
 - o Posting standards, updating schedules, document access.
- ii) Town Mobile App Purpose, Function, and Data Use
 - o Alerts, issue reporting, privacy considerations.
- jj) Setback Requirements
 - o Fences near Wetlands
 - o Trailer parking

III. 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.