

**MONTVERDE TOWN COUNCIL
REGULAR MEETING
MINUTES
December 9, 2025, at 7:00 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Joe Morganelli, Councilmember
Grant Roberts, Councilmember
Bryan Rubio, Councilmember

STAFF PRESENT

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

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

PRESENTATION, ADMINISTRATIVE MATTERS AND DISCUSSION

None.

CITIZENS QUESTION/COMMENT PERIOD

Dana, Bay Lake Builders, said that she is here on behalf of her clients & residents of Montverde, Kerry & Justine Houghton. She explained that they are trying to build a custom home on Kirkland Road in Montverde. She said that she emailed the town on November 20, 2025, regarding the Town's website reflecting incorrect impact fees and that if the correct fees were listed, they were unable to find them. She stated that she could only find the 2024 fees and that they were significantly lower than 2026. She further explained the amount of the permit fees and when these are due.

Town Attorney Geraci-Carver said that we have the emails and correspondence that Dana has provided. She is looking into them and will be advising the town manager by end of week. This is the process that this town has set forth, then depending on what Town Manager Larino decides, there is an opportunity to come back before the Council, it is not at the Council stage yet.

Councilmember Morganelli mentioned a case law, held with the Florida Supreme Court, stating that if officially published information is incorrect or misleading, courts will not punish the party who relied on that information. He further stated that he hopes Town Manager Larino decides for the lower amount to be paid, \$32,852.33, and asked the Council to waive the 30% due to trouble caused to the residents.

Mayor Wynkoop explained that we will have to get back to the applicant on this.

Dana, Bay Lake Builders asked about the timeframe.

Town Attorney Geraci-Carver stated that she anticipates getting a response to the Town Manager by the end of the week.

There was a brief discussion.

Bob Tomlinson, 16634 Magnolia Terrace, Montverde, FL, shared documents with the Town Council. He stated that the information on the documents is 100% from the Florida Department of Environmental Protection. Spoke of an issue with a property. Briefly mentioned a 2005 inspection and a letter from the month of October 2021, addressed to John Roberts, from the Florida Department of Environmental Protection. He explained that this letter states that the site that Mr. Grant Roberts would like the usage changed, is a potential superfund candidate and that should there be a use change and an impact to the property, seepage can come through and put the town at risk. He also stated that per the inspector in Tallahassee, if the use change happens, and there is impact, and the town approved it, the town would be responsible for the issue, and the cleanup would be well senior of \$30 million dollars. He also stated that within this report, chemical employees stated drums of chemicals were dumped in the town's waste area and further elaborated. He is recommending that the Department of Environmental Protection provides permission for the use change and explains his views.

Councilmember Morganelli asked for clarification on the documents provided.

Bob Tomlinson explained the documents that he distributed.

There was additional discussion.

Kelly Moore, 17029 Florence View Drive, Magnolia Terrace, Montverde, FL spoke of a letter from Mr. Robert's attorney. He also inquired about the CUP research process.

There was an elaborate discussion.

Kerry Houghton 17549 Kirkland Rd., Montverde, FL inquired on the timeframe to obtain an answer regarding the impact fees and asked if it could be expedited.

There was a brief discussion.

Town Manager Larino explained the process.

Mike Stone, Jr., shared his views and asked for an update regarding the flooding at his business parking lot.

Town Manager Larino explained the process and stated that the engineers are working on this and that he is waiting for an update.

Mike Stone, Jr., further explained his views and experiences with the Town.

Councilmember Rubio addressed concerns regarding the site and the possibility of a legal review.

Mayor Wynkoop asked Town Attorney Geraci-Carver for her suggestions.

Town Attorney Geraci-Carver stated that she could look at the documents provided and that she would need direction from the Council to have someone further investigate the property.

There was an elaborate discussion regarding the property and the documents provided.

Vice Mayor Womack asked Councilmember Roberts what other information he had regarding this issue.

Councilmember Roberts explained his findings.

There was a brief discussion.

Mayor Wynkoop spoke of possibly adding this topic to the January 2026 or February 2026 Town Council meeting agenda.

Town Manager Larino explained that if the Council wishes to have the documents reviewed, direction is needed on the type of review and explained further. He also reminded everyone of the Conditional Use Permit process, which is a land review case. He also stated that it is not in our Town's code to do an environmental phase 2, phase 3 process, this has never been done. He also explained that they will have to look at the legal standpoint and do further review to figure out how to address the concern.

Town Attorney Geraci-Carver asked the Council if they would like the town to hire someone qualified in the environmental area, a third party, to review the documents and information, and provide a report.

There was additional discussion.

Town Attorney Geraci-Carver said that there is now consensus to do this and once we have the report of the third party, we will bring it back to the Council.

There was additional discussion.

Damini said that she moved here two (2) years ago from India, she also explained her views of the town and that she finds it beautiful. She spoke of the difference in the town in the past few months, the disconnect. She also brought up her recent Facebook post and that many people want unity and further offered her perspectives on the town and the present and future.

Farmer Banks Helfrich shared farming tips, he also addressed the Council, asked about compassion, the division and separation, and shared his thoughts regarding America and the need for a unifier.

Eric Delisle, 16829 Ridgewood Avenue, Montverde, FL has lived in Montverde for 15 years, spoke of living in Montverde, living in India, and his wife Damini. He said that he would like to be a better participant and resident, he further shared his thoughts on the town.

Mike Whidden, 17635 Broad Street, Montverde, FL spoke of Christmas and that Town Manager Larino and the staff did a great job and shared that he would like to have toxic waste pickups in town for pesticides or cans of oil. He also thanked Town Planner Parks for comments regarding Kroger.

Mike Salvi, 17416 Fourth Street, Montverde, FL asked for an update on the community center.

Town Manager Larino said that the center is not safe at this time.

There was a discussion regarding the possibility of bingo in the near future.

Town Manager Larino Report welcomed Iman to our staff, he thanked the Town Hall Team for putting together a great Christmas and thanked the library staff as well as Kalena from Montverde Academy for the Angel Tree, and shared that 131 Christmases were collected for foster children. He also briefly went over the Capital Projects and provided an update on the grants.

Town Attorney Geraci-Carver nothing to report.

Associate Town Planner Busto provided a brief report, busy reviewing permit applications, and appreciates being here on Wednesday.

Councilmember Morganelli asked about website stats.

Associate Town Planner Busto stated that she can reach out to the web master again, but full access to analytics was not available due to privacy issues on public websites.

Councilmember Morganelli asked about Town Manager Larino's comp-time details given to Mayor Wynkoop and stated that he would like the Council to also see those details.

Town Manager Larino will provide every quarter, the fourth quarter is ending, and this will be provided.

Councilmember Morganelli asked about the Christmas parade and invitations.

Town Manager Larino explained that personal invitations were not sent out, Vice Mayor Womack and Mayor Wynkoop showed up to help. He also said that everyone is welcome at any time, especially on the day of an event, he would love to see all members of the council volunteer.

Councilmember Morganelli asked about the Santa route and a resident's letter.

Town Manager Larino said that Santa's route is over two (2) hours long and explained that this is a safety concern for Santa as the suit is very hot. He also explained utilizing Lake County and the overtime. He addressed the complaint of the resident, Santa went through the middle of each subdivision, down the main roads.

Mayor Wynkoop stated that Florida Highway Patrol rode behind them and were very loud, that everyone in front of them was safe.

There was additional discussion.

Councilmember Morganelli asked about utilizing civic plus.

Town Manager Larino explained that iWorks is the new software that will be utilized. He also shared that an app will be created for the town website.

Town Planner Parks thanked the town for the Light Up Montverde event, stated that he attended and that he feels Montverde is the most Christmas city. Spoke of Kroger pulling out of Lake County and mentioned that it was a surprise, he explained the incentives and that they were wired back to the county and provided additional details on closing this chapter. He shared that there would be job fair events on site with Kroger, to help people losing their jobs on February 1, 2026. He also thanked the Department of Commerce who had a discussion with Secretary Kelly and that they were also very supportive and understanding of the situation and spoke of the lawsuit regarding Ocado and Kroger.

Vice Mayor Womack spoke of the library and its use, and that she would like to offer services such as art, yoga and senior activities. She also shared her views on volunteering and spoke of her participation.

Councilmember Morganelli shared his thoughts regarding being a council member and shared his views on the town and town Council.

Councilmember Rubio, no report.

Councilmember Roberts asked for a playground and boat ramp update.

Town Manager Larino said that the Visioning Committee met regarding the playground and are working to create sponsorship for the gap in funding. He also provided an update on the boat ramp.

Councilmember Roberts also asked about the library hours.

Town Manager Larino explained that adding additional days would cause a staffing issue, and that we are open from 7 am to 6 pm, he spoke about finding balance with our staff, the budget, and provided additional detail.

Mayor Wynkoop asked if Town Attorney Geraci-Carver had an update on the property tax.

Town Attorney Geraci-Carver explained that there was not a lot of information and provided a brief explanation.

There was an elaborate discussion.

Town Manager Larino said that we would have more information later in spring or early summer.

Mayor Wynkoop informed all that AARP will be doing free taxes in the Montverde library in January. Minneola Hospital will open its doors tomorrow. He also spoke of the Bike events and the required signs.

Town Planner Parks confirmed that signs are required, however they will look into this as some groups come from South Florida.

CONSENT AGENDA

- A. Minutes of the Town Council Regular Meeting held November 11, 2025.
- B. Minutes of the Town Council Regular Meeting held September 9, 2025.
- C. Minutes of the Town Council Special Meeting held September 10, 2025.
- D. Minutes of the Town Council Special Meeting held September 24, 2025.

Vice Mayor Womack motioned to approve the meeting minutes, Councilmember Morganelli seconded. Meeting minutes approved 5-0.

PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

Resolution No. 2025-200 A Resolution of the Town Council of the Town of Montverde, Florida, awarding contract to Close Construction Services, LLC resulting from the Town's Invitation to Bid 2025-02 for Stormwater Improvements Phase 2 – Porter Avenue; Approving the Conformed Agreement between the Town of Montverde, Florida and Close Construction Services, LLC in an amount not to exceed \$796,235.00 for Montverde Stormwater Improvements Project being funded through a Florida Department of Environmental Protection Storm Water/Clean Water Grant and a Florida Department of Environmental Protection Legislative Appropriations Storm Water Grant; Authorizing the Town Manager to execute the agreement; and providing for an effective date.

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

Town Manager Larino briefly explained the Stormwater Improvement Project.

Mayor Wynkoop asked if we are required to take the lowest bidder.

Scott Shannon, Woodard and Curran stated that we are required to take the lowest qualified bidder and briefly explained the process.

Town Manager Larino explained the bid and approval.

Mayor Wynkoop asked for an overview of the project.

Scott Shannon provided a brief explanation of the improvements.

Mayor Wynkoop opened the public hearing.

Mike Stone, Jr., shared his concerns.

Scott Shannon explained that plans will be followed and provided further details.

There was a brief discussion.

Councilmember Morganelli asked about the bidding process.

Scott Shannon explained the bidding process.

There was a brief discussion regarding the bidding and the improvements.

Councilmember Rubio spoke about the verified business references for Close Construction.

Scott Shannon explained the reference verifying process.

There was additional discussion regarding the project.

Vice Mayor Womack shared suggestions on replacing the ribbon curb and adding a roll curb.

There was additional discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against.

Mayor Wynkoop closed the public hearing

There was additional discussion on the project and the process.

Councilmember Morganelli motioned to approve Resolution No. 2025-200, Councilmember Rubio seconded. Resolution No. 2025-200 approved 5-0.

Ordinance No. 2025-59 An Ordinance of the Town of Montverde, Florida, amending Section 10-13 in Chapter 10 of the Town of Montverde Land Development Code relating to minimum lot size for property annexed into the Town; providing for codification and severability; providing for the repeal of ordinances in conflict herewith; and providing for an effective date.

Councilmember Rubio shared that he made a post three (3) months ago and that he wanted to address this post, he stated that he was a private citizen at the time and not a council member. He further explained the post and his position. He also spoke about a meeting between another council member and residents regarding three ordinances on the agenda.

Councilmember Roberts said that he presented an Ex Parte Communication Disclosure to Town Attorney Geraci-Carver regarding that meeting. He stated that he made no commitments and gave no opinions during that meeting.

Town Attorney Geraci-Carver explained the Ex Parte Communication Disclosure has been provided to the applicant's attorney, they have the communication.

Councilmember Morganelli asked if the Council could see the Ex Parte Communication Disclosure.

Town Attorney Geraci-Carver briefly explained the disclosure and said that she had an extra copy if they wanted to see it.

Councilmember Morganelli asked if a ten (10) minute break could be given so that the Ex Parte Communication Disclosure could be reviewed.

Mayor Wynkoop allowed a ten (10) minute recess.

Councilmember Morganelli asked Councilmember Roberts for additional details on the Ex Parte Communication Disclosure.

Town Attorney Geraci-Carver explained the Ex Parte Communication Disclosure.

There was additional discussion regarding the disclosure.

Mayor Wynkoop asked Kelly Moore about their previous conversation.

Kelly Moore 17029 Florence View Drive, Magnolia Terrace, Montverde, FL mentioned the election in November and the two homes per acre and further provided details of their previous conversation.

There was a brief discussion.

Town Attorney Geraci-Carver read Ordinance No. 2025-59 by title only.

Associate Town Planner Busto presented on the three (3) related ordinances listed on the agenda.

Associate Town Planner Busto explained Ordinance 2025-60, Small Scale Comp Plan Amendment, she also explained Ordinance 2025-61 and explained the Rezoning to PUD, she also went over Ordinance 2025-61.

Developer's Presentation

Jonathan Huels, 215 N Eola Drive, Orlando, FL explained that he is part of the project team. He further explained that he has been working hard with the town staff on this project. He explained the reasons for acquiring the parcels and the access plan. He is explaining the change in the Land Development Code, and that it would be allowed to be developed.

He also explained the PUD (Planned Unit Development) and what it allows. Explained that the property would be gated, restricted access, the main traffic would be on County Road 455, and it will have a man gated entrance. He also showed the types of home that will be on the property and spoke of the buffer, and type of trees. He also spoke about the letter from a Magnolia Terrace resident and committed to preserving the trees. He also addressed the Attorney Letter from the Magnolia Terrace HOA, the perimeter buffer, construction fencing, as well as the wastewater treatment plant location.

Randy Ellman 16603 Lowry Road, Montverde, FL asked about the supermajority vote and if it applies.

Town Attorney Geraci-Carver stated that it does not and explained that the way the charter provision was written, lands receiving its initial future land use designation, it does not apply to.

Randy Ellman shared his views and doubts.

Tom Kennedy, 16600 Seventh Street, Montverde, FL spoke of the existing town traffic and expressed his concerns regarding the upcoming changes and additional traffic.

Kelly Moore expressed his views on the town of Montverde and on the development.

Bob Tomlinson stated his perspective on the development.

Kelly Moore would like an independent attorney to review the supermajority vote.

Mike Stone, Jr., expressed his views on the new Bella Collina development.

Vangie De La Concha 16203 Hillside Circle, spoke of progress, that she has lived here 25 years, looking forward to this third Bella Collina project.

Steven Crowley, 17545 County Road 455, Montverde, FL expressed his views of Montverde and the Bella Collina neighborhood.

Mayor Wynkoop closed the public comment.

There was an extensive discussion.

Kelly Moore spoke of the PUD & R1 zoning and asked for clarification and stated his perspective.

Applicant Jonathan Huels said that he appreciated the feedback.

There was an elaborate discussion.

Town Manager Larino asked for clarification on if Jonathan Huels is committed to reducing to a max of 105 lots and a minimum width of all lots of 75 feet.

There was a brief discussion on the lots and sizes.

Wayne Meadows, 16401 Manolia Bluff Drive, Montverde, FL asked about the density and if Osgood could come back.

There was a brief discussion.

Mayor Wynkoop spoke of the remaining areas that could be built.

Wayne Meadows asked about the contour in the design development process.

Steve Boyd, Boyd Civil Engineering, shared the preliminary plan, stated that it was not part of the package on purpose as it is preliminary and part of the engineering which is the next step and that he is sharing as a courtesy.

Mayor Wynkoop allowed for a 10-minute recess.

Councilmember Morganelli shared his disagreement regarding the legality of the supermajority vote.

Councilmember Morganelli made a motion for the town to seek a formal legal opinion from the Florida Attorney General's office representing whether a density increasing future land use map amendment processed under Chapter 163 qualifies under initial assignment under the town's charter. Bryan Rubio seconded the motion. 2-3 Motion Failed.

There was an elaborate discussion regarding the charter amendment.

Town Attorney Geraci-Carver further explained the charter amendment regarding the supermajority vote.

There was an extensive discussion.

Councilmember Roberts asked about the second reading.

There was additional discussion.

Councilmember Morganelli made a motion for the town to seek a formal legal opinion from the Florida Attorney General's office interpreting whether a density increasing future land use map amendment processed under Chapter 163 qualifies under initial assignment under the town's charter. No second, motion died.

Councilmember Roberts said that this could be a third-party attorney, and that it does not have to be from the Attorney General's office.

There was a brief discussion.

Councilmember Roberts spoke of the Planning & Zoning meeting and the discussion of creating a new ordinance to reduce the density that gets annexed into the town to one half acre. He stated that it did not pass, however, he liked this and wanted to say it on record.

There was a brief discussion regarding having a review from a third-party attorney.

Mayor Wynkoop moved to approve Ordinance No. 2025-59. Vice Mayor Womack seconded.

Ordinance No. 2025-59 approved 3-2 with a roll call vote:

Councilmember Rubio	No
Councilmember Roberts	Yes
Councilmember Morganelli	No
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Ordinance No. 2025-60 An Ordinance of the Town Council of the Town of Montverde, Lake County, Florida, amending the Town of Montverde's Comprehensive Plan pursuant to 163.3187, Florida Statutes, by amending the Comprehensive Land-Use Plan designation from Lake County Rural Transition and Bella Collina to Town of Montverde Single Family Low Density Residential on the Future Land Use Map for the herein described property consisting of 9.47 +/- acres, providing for severability and scrivener's errors; the directing the Town Manager to amend said Comprehensive Plan; repealing all

ordinances in conflict herewith; providing for the forwarding of this ordinance to the state of Florida Department of Commerce; and providing for an effective date.

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

Mayor Wynkoop moved to approve Ordinance No. 2025-60. Vice Mayor Womack seconded.

Ordinance No. 2025-60 approved 3-2 with a roll call vote:

Councilmember Rubio	No
Councilmember Roberts	Yes
Councilmember Morganelli	No
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

Ordinance No. 2025-61 An Ordinance of the Town Council of the Town of Montverde, Florida, to change the zoning from Lake County PUD, Agriculture and Light Industrial and Town of Montverde Single Family Low Density to Town of Montverde Single-Family residential PUD for the herein described property owned by DCS Real Estate Investments, LLC and Wilmington Development Services Inc.; The Real Property is located South of Ridgewood Avenue, West of County Road 455 and East of Blackstill Lake Road, Montverde Florida; approving waivers; directing the Town Manager to amend the zoning map as herein provided after the passage of this ordinance; approving variances from Town Code with conditions; providing for severability; repealing all ordinances in conflict herewith; providing for scrivener's errors, and providing for an effective date.

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

Mayor Wynkoop made a motion to approve Ordinance 2025-61.

Councilmember Roberts asked if this would include the changes discussed regarding the lot sizes.

Town Attorney Geraci-Carver stated that any changes would need to be specified on the record. She went over the notes that she had taken on the changes requested.

Jonathan Huels stated that the one of the three items from the Magnolia Terrace Attorney was to preserve as many trees as possible in two (2) areas; both the twenty-foot buffer that would be in the east side of Magnolia Terrace and to have a preservation strip along the southern boundary where that open space tract is. To be clear that space tract is not going to have a landscaping buffer. It is going to maintain what the existing vegetation there is and we are committing to at least 10 feet and we will look to make it larger depending on final engineering. This is on the open space but going back to the buffer the 20-foot buffer, it is to preserve as many trees as possible such as live oaks.

Councilmember Roberts asked if we could get it down to 100 houses.

Jonathan Huels asked if they could work on the plan prior to the second reading.

There was a brief discussion.

Councilmember Rubio asked if it is possible to increase the buffer of ten (10) feet to twenty (20) feet on Morningside.

Jonathan Huels stated that this side is very difficult.

Councilmember Roberts asked Town Manager Larino if trees could be planted in that buffer.

There was additional discussion.

Town Manager Larino asked if consideration could be given keeping the 10-foot and putting a 10-foot on the property owner for conservation landscape easement that would be planted by the HOA and they have to leave landscaping in there. This would not affect lot sizes, and they would just have an easement which would essentially create a twenty-foot buffer.

Town Attorney Geraci-Carver stated that she has noted the changes to be: Preserve the trees along the east and southern boundary between Magnolia Terrace and the project, trees to be planted on center with a continuous hedge, in the open space track that is south of Magnolia terrace, maintain 10-feet of the existing trees that are planted and maybe more once they get into the topography. The wastewater treatment will remain in the current location, as depicted, a maximum of 105 lots, with the 60-foot lots being increased to 65 and the 70-foot lots becoming 75.

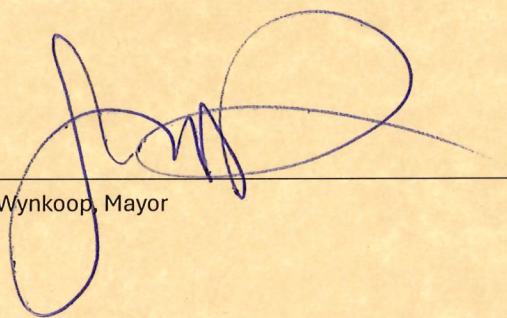
Mayor Wynkoop moved to approve Ordinance No. 2025-61 with the noted changes provided by Town Attorney Geraci-Carver. Vice Mayor Womack seconded.

Ordinance No. 2025-61 approved 5-0 with a roll call vote:

Councilmember Rubio	Yes
Councilmember Roberts	Yes
Councilmember Morganelli	Yes
Vice Mayor Womack	Yes
Mayor Wynkoop	Yes

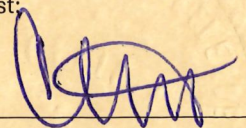
Mayor Wynkoop motioned to move all remaining agenda items to the next Town Council meeting. Vice Mayor Womack seconded the motion. Moving the agenda items to the next meeting approved 5-0.

Mayor Wynkoop moved to adjourn the meeting. Councilmember Morganelli seconded the motion.
Meeting adjourned at 10:58 PM.



Joe Wynkoop, Mayor

Attest:



Caroline Trepanier, Town Clerk