

**MONTVERDE TOWN COUNCIL
SPECIAL MEETING
MINUTES
August 19, 2025, AT 6:30 PM**

TOWN COUNCIL MEMBERS PRESENT

Joe Wynkoop, Mayor
Carol Womack, Vice Mayor
Allan Hartle, Councilmember
Joe Morganelli, Councilmember
Grant Roberts, Councilmember

STAFF PRESENT

Paul Larino, Town Manager
Anita Geraci-Carver, Town Attorney
Lisa Busto, Associate Planner
Caroline Trepanier, Administrative Assistant

CALL TO ORDER AND OPENING CEREMONIES

- Pledge of Allegiance
- Invocation
- Roll Call

PUBLIC HEARING, ORDINANCES AND RESOLUTIONS

Councilmember Grant Roberts recused himself from the hearing of Resolution No. 2025-182 as he has a personal interest.

Resolution No. 2025-182 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Minor Site Plan Approval to Parque Verde, LLC for an outdoor storage business for boats, RVs, and trailers; Providing for Conditions; and Providing for an Effective Date.

Town Attorney Geraci-Carver read the resolution title and explained the resolution.

Associate Planner Busto went over the staff report highlighting the Parque Verde LLC Site Plan. She also stated that she recommended approval if the remaining outstanding items required in the Land Development Code and the conditions for approval of Resolution 2023-85 are met. She provided additional information regarding the site plan.

Mayor Wynkoop asked if the staff is recommending moving forward.

Associate Planner Busto stated that yes, they approve.

Town Manager Larino said that they have approved this for consistency with the Land Development Codes and the Conditional Use Permit that was approved by Town Council. Staff would recommend approval as it meets all the of the required conditions at this point.

Associate Planner Busto stated that they would like to have the "to scale" drawing when this is available from the surveyor.

Town Manager Larino explained that this drawing will go with the construction permit, to verify wetlands and construction details.

There was a brief discussion.

Mayor Wynkoop opened the public discussion.

No one spoke in favor or against Resolution No. 2025-182.

Councilmember Morganelli asked about the barrier.

Town Manager Larino explained the barrier and buffer.

Councilmember Morganelli asked about the insurance.

Town Manager Larino explained that the liability insurance is a condition that will be fulfilled before a certificate of completion is issued for operation.

Councilmember Hartle asked for clarification of the Wetland B map.

Applicant Grant Roberts explained that this is a 15-foot right-of-way, the town and the county own the right-of-way.

There was a brief discussion regarding the right-of-way.

Mayor Wynkoop asked about the procedure should they want to measure everything a year from now.

Town Manager Larino stated that in the Conditional Use Permit, there is a procedure that states that the Town Manager can enter the property as to inspect the property to confirm that he is fulfilling the conditions of that permit.

Mayor Wynkoop asked if this was renewed every two (2) years.

Town Manager Larino stated that the permit is valid until such time that it is revoked, or a different use is made.

Vice Mayor Womack made a motion to approve Resolution No. 2025-182. Councilmember Hartle seconded. Resolution No. 2025-182 Approved 4-0.

Resolution No. 2025-179 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Approval for a 137 Single Family Lot Residential Subdivision generally located north of Osgood Road, East of County Road 455, and West of Lake Apopka within the Town of Montverde, Lake County, Florida; And Providing for an Effective Date.

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

Mayor Wynkoop opened the public discussion.

Michael Whidden, 17635 Broad Street, Montverde, FL asked about the roads that may be damaged during construction and if the roads will be redone once most of the construction is finished.

There was a discussion on the roads that will be used during construction and the fixing of these roads.

Christian Reyes, 17701 8th Street, Montverde, FL asked about the preliminary stage.

Town Manager Larino explained that the applicant has gone through the zoning and PUD process where the development was approved and that the preliminary stage is making sure that the lots, storm water and all other features are consistent with the town's land development code, the preliminary development plan and the comp plan, and further explained the stages.

There was additional discussion on the different stages.

Christian Reyes asked about the Town of Montverde water shortages and utilizing the Floridan aquifer.

Town Manager Larino elaborated regarding our town's water.

There was additional discussion regarding the water & grants.

Christian Reyes spoke of the town water and asked if the septic tanks will negatively impact the aquifer.

Town Manager Larino stated that the wells are very low in the system and explained his views.

Mayor Wynkoop explained that DEP (Department of Environmental Protection) makes the decision for the Town of Montverde regarding septs and water. He explained that the applicants applied with DEP and that the decision is made by DEP.

Town Planner Parks explained that every one (1) acre lot will have to have a ATU (Advanced Treatment Unit) and that the old septic tanks are no longer allowed, that the lots will have the next level, the highest level, DWTS (Distributed Waste Technology System) and explained that this will treat the water at a higher level than an ATU and much higher than a septic tank. He further explained.

There was additional discussion.

Mayor Wynkoop closed the public discussion.

Councilmember Morganeli stated that DEP (Department of Environmental Protection) has authority over the septic technology but not our land development code. He asked Town Attorney Geraci-Carver if

we explicitly waive Section 4-378 or Section 4-145 of our Land Development Code regarding sewer and septic land requirements.

Town Manager Larino said that as he recalls, this code says that each development shall hook to central wastewater treatment and if none is available, a septic system must be installed that meets the DEP guidelines.

There was additional discussion.

Councilmember Morganelli asked about the traffic during construction and shared concerns regarding safety.

There was additional discussion regarding the traffic and the roads.

Councilmember Morganelli asked about a pedestrian study and an evacuation plan, should there be an emergency.

Town Planner Parks mentioned that the Fire Station will be located up the road once it is finished and that it is a benefit to the town as a whole, for emergencies. The roads will be widened.

There was additional discussion regarding safety, wider roads and sidewalks.

Town Attorney Geraci-Carver answered Councilmember Morganelli's previous questions; the definition of a septic tank is in the Florida Administrative Code and how it is defined, it is not applicable to the system that they will be installing. The town's code only talks about septic tanks. It does have language that is what is permitted by the state department of health and our code does not address the new technology, it still has language that states that it has to be connected to a wastewater treatment facility and if there is not one available, they can do any septic tank approved by DEP. She also mentioned that the code needs to be updated as this is no longer permissible.

There was additional discussion on the town's code.

There was an elaborate discussion regarding traffic and town emergencies.

Councilmember Morganelli asked if the Preliminary Plat met our land development code.

Town Planner Parks stated that it meets the code and consistency with the Comprehensive Plan as was approved by the PUD (Planned Unit Development).

Councilmember Morganelli asked if more variances will be needed going forward.

Town Planner Parks stated that variance requests were not made and it would be too late.

Town Manager Larino stated that if they needed another variance, the PUD would have to be amended.

Councilmember Morganelli asked the developer about the DWTS system and if it is going to be three (3) or one (1) per house.

Town Planner Parks answered Councilmember Morganelli's question regarding Policy 1-3.8.2, Compliance of Sanitary Sewer Septic Tank Systems with state regulations, all developments would certainly classify as that service by sanitary systems, shall be governed by applicable state administrative regulations. It is saying that their DWTS (Distributed Wastewater Treatment System) will be in compliance with the state regulations.

Applicant Brian Ashby, 6876 Marwick Lane, Suite 350, Orlando, FL explained that they are working with a Designer Consultant. As of right now it varies between two (2) lots per DWTS system or one (1) lot.

There was additional discussion.

Mayor Wynkoop asked for further clarification regarding Resolution No. 2025-179.

Town Attorney Geraci-Carver explained the Preliminary Plat approval.

Councilmember Hartle made a motion to approve Resolution No. 2025-179, Councilmember Roberts seconded. Resolution No. 2025-179 Approved 4-1.

DISCUSSION AND ACTION ITEMS

Discussion on the Community Building

Town Manager Larino spoke of the community building and its current state. He also explained the different options such as:

- a) Rehabilitation,
- b) Keeping the community building as-is and setting it up as a museum with limited access,
- c) Constructing a new and slightly larger building, resembling the existing building.

Mayor Wynkoop stated that he likes the idea but also likes the idea of turning the fire station into a community building.

There was additional discussion regarding the condition of the community building and the best avenue to take.

Mayor Wynkoop suggested for the council members to go by the community building and take a closer look, form an opinion and that they talk about it at the next meeting.

Councilmember Hartle asked Town Planner Parks for his opinion on the community building.

Town Planner Parks stated that he could not speak about the condition or about how much it would cost nearly as well as John Arellano could, and that he would suggest going through Town Manager Larino and seeing what the costs would be and shared a Lake County building renovation experience.

Mayor Wynkoop suggested moving on, waiting for the next meeting.

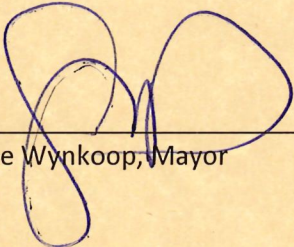
Montverde's Latest Sidewalk Plan

Town Manager Larino highlighted the Sidewalk Plan on the PowerPoint Presentation. He also mentioned that the Department of Transportation would like to put a monitor on County Road 455, on the trail, so they can review the amount of traffic for future funding on the expansion. They have a request for a right-of-way utilization permit.

There was an elaborate discussion.

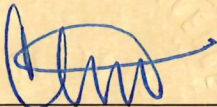
REMINDERS AND ADJOURNMENT

Mayor Wynkoop moved to adjourn, Vice Mayor Womack seconded.
Meeting adjourned at 7:53 pm.



Joe Wynkoop, Mayor

Attest:



Caroline Trepanier, Town Clerk