

PLANNING AND ZONING BOARD
Town of Montverde
Minutes
January 14, 2026, 6:30 PM

BOARD MEMBERS PRESENT

Karin Arellano
Josie Weiss
Holly Broecker
Aaron Wadsworth
Michael Whidden

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, Administrative Assistant

Call to Order & Opening Ceremonies

Chairwoman Arellano called the meeting to order and lead the Pledge of Allegiance

Town Clerk Caroline Trepanier conducted roll call.

Appointment for Planning & Zoning Chair and Vice Chair

Chair Appointment:

Board Member Weiss nominated Karin Arellano for Chair. Board Member Wadsworth seconded the nomination.

Vote: Motion passed 5-0

Vice Chair Appointment:

Board Member Whidden nominated Aaron Wadsworth for Vice Chair. Board Member Weiss seconded the nomination.

Vote: Motion passed 5-0

Resolution No. 2026-01 A Resolution of the Town Council of the Town of Montverde, Florida, granting Final Development Plan 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 Resolution No. 2026-01 by title only.

Town Manager Larino provided an in-depth resolution and final development plan review. He explained that the application includes detailed paving, grading, and drainage plans, as well as street maps and utility layouts, all of which are reviewed collaboratively by the applicant, Town Engineer, Town Planner, Town Attorney, and Town Surveyor and further explained.

Board Member Broecker asked whether approval from the Florida Department of Environmental Protection, particularly regarding Lake Apopka, was required.

Town Manager Larino and Town Planner Parks responded, explaining the applicable FDEP review process and conditions.

Vice Chair Wadsworth asked questions regarding septic systems and whether individual or shared systems were proposed.

There was a brief discussion.

Board Member Weiss inquired about the traffic study requirements and anticipated impacts.

Town Manager Larino addressed the traffic analysis process and noted that traffic impacts are evaluated through professional engineering review.

There was an elaborate discussion.

Chairwoman Arellano invited the applicant to come forward.

Applicant Brian Ashby, Kinley-Horn, addressed the Board and provided a detailed overview of the project. He discussed the St. Johns River Water Management District permit, reclaimed water usage from Lake Apopka, and contingency plans involving well water if reclaimed water is unavailable. He explained lot sizing, sewer system design, and FDEP oversight.

Board Member Broecker asked questions regarding well-usage and associated costs.

Town Manager Larino and Applicant Ashby responded.

Vice Chair Wadsworth asked about tank systems and water quality.

Applicant Brian Ashby responded, and Town Manager Larino requested clarification, which was provided.

Chairwoman Arellano asked about easements.

Applicant Brian Ashby explained their placement function.

Board Member Whidden raised concerns regarding pumping mechanisms and payment responsibilities.

Applicant Brian Ashby responded with additional clarification from Town Planner Parks.

Vice Chair Wadsworth asked questions regarding system design, which Applicant Ashby answered briefly.

Town Planner Parks provided further clarification.

Chairwoman Arellano opened the public hearing.

Darrin Mc Land, 16634 Pine Timber Avenue, Montverde, FL asked if Osgood Road would be built and if Kirkland Avenue would be fixed, he also asked if a wall will be added around the community.

Town Manager Larino responded.

Tom Vinton, 17716 Virginia Circle, Montverde, FL asked about the letter distributed by Town and requested clarification.

Town Manager Larino responded, with additional clarification provided by Town Planner Parks.

John Daggett, 17718 Ninth Street, Montverde, FL asked about the fence lines, shared concerns on a road by his home and tree preservation.

Town Manager Larino invited the applicant to respond.

Applicant Brian Ashby and Town Manager Larino provided clarification.

Chairwoman Arellano closed the public hearing.

There was an elaborate discussion.

Board Member Whidden motioned to approve Resolution No. 2026-01, subject to all conditions and requirements requested by Town staff. Board Member Broecker seconded the motion. Resolution No. 2026-01 approved 5-0

ADJOURNMENT

Board Member Weiss made a motion to adjourn. Board Member Broecker seconded the motion.

Meeting adjourned at 7:26 PM.



Karin Arellano, Chairwoman

Attest:



Caroline Trepanier, Town Clerk