

PLANNING AND ZONING BOARD
Town of Montverde
Minutes
November 12, 2025, 6:30 PM

BOARD MEMBERS PRESENT

Karin Arellano
Josie Weiss
Holly Broecker – Absent
Aaron Wadsworth

STAFF PRESENT

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

Call to Order and Opening Ceremonies

- Call to Order
- Pledge of Allegiance
- Roll Call

Approval Of Minutes

Minutes of July 29, 2025, Planning & Zoning Meeting

Board Member Wadsworth stated that minor corrections were needed on the meeting minutes, such as Grant Robert's address and correcting the words Consumptive Use Permit to Conditional Use Permit.

Chairwoman Arellano also found one typo in her name.

Board Member Wadsworth moved to approve the amended meeting minutes from the Planning & Zoning meeting of July 29, 2025, with the corrections.
Meeting minutes approved 3-0.

Discussion Items

Oath of Office – Michael Whidden for Planning & Zoning Board Member

Michael Whidden takes oath of office.

The Board Members welcomed Michael Whidden.

Board Member Whidden thanked the Town Council and Mayor.

Public Hearings, Ordinances and Resolutions

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.

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

There was a brief discussion.

Associate Town Planner Busto introduced herself and stated that she would be presenting four (4) related applications submitted by Wilmington Development Services for the proposed Bella Collina Montverde Estates project. She stated that the applications are being reviewed concurrently tonight in the interest of full transparency and informed decision making as they collectively outline a new residential subdivision proposal. She stated that the Land Development Code Amendment would need to be adopted for the other ordinances to take effect. She also stated that she understood that there is significant public interest in this project and that they want to assure everyone that all required public procedures are being followed in this hearing. Each item will be considered on its merits and in an open forum with opportunity for public comments so that the board’s recommendation can be well-informed and transparent to the community. She briefly explained Ordinance 2025-59, Ordinance 2025-60, Ordinance 2025-61 and Resolution 2025-178, and finished her presentation.

Town Planner Parks stated that they had a presentation with slides and wanted to get the information from Associate Planner Busto’s presentation on record and to be clear about how things will go forward with the applications.

Associate Town Planner Busto & Town Planner Parks went over the PowerPoint Presentation.

Town Attorney Geraci-Carver briefly provided additional information.

There was an elaborate discussion.

Chairwoman Arellano asked the applicant to come forward.

Applicant Logan Opsahl, 215 North Eola Drive, Orlando, FL shared his appreciation for the staff report and the outline of the process. He also spoke of the process, the annexation of the 10 acres in April 2025, unifying with the 58 acres, and providing for access, site circulation, unity of use, bringing the parent tract into the town and allowing for access. Providing for a preferred use for that assemblage of those nine little parcels, some of which had some industrial designations, and that this was an opportunity for the town to combine all 68 acres as one unified use and that this is important to note as it relates to the first ordinance, back to the unity of use. He stated that in the months since April, time well spent, further appreciated the staff as they worked hard on the ordinance and provided further details regarding the development and process and said that they are happy to answer any questions or ideas and comments.

Board Member Whidden asked about the lot sizes.

Logan Opsahl stated that there are two (2) lot sizes, 70-foot and 60-foot width.

Board Member Whidden asked if the homes to be built are to be two-story homes.

Logan Opsahl stated that some homes will be and further explained the lot sizes.

Board Member Weiss noticed the lot sizes were not half acre lots.

Logan Opsahl explained that lot sizes and densities differ as it relates to that parent track which is previously the town and has different regulations and introduced Engineer Steve Boyd to discuss further.

Steve Boyd, Boyd Civil Engineering, 6816 Hanging Moss Road, Orlando, FL, stated that the purpose of the PUD is to cluster the lots which makes for more effective large open space tracks, they are doing 70-foot by 140-foot deep lots and 60-foot by 140-foot deep lots and he provided further details regarding the lot size and spoke of the previous plan and annexation.

Board Member Weiss asked if the clusters are a group of higher density and then more green space in other places.

Steve Boyd said that this is correct and explained further.

There was additional discussion regarding the lots, including setbacks, buffering and the PUD development standards.

Jim Boyd, Boyd Environmental Engineering introduced himself, stated that he has over 35 years of experience in designing wastewater facilities in the central Florida area, and that he has been retained by the developer to design this plant for Montverde Estates. He gave an overview of the plant, stating that capacity will be approximately 33,000 gallons per day, which is a small plant. It is specifically designed to handle the wastewater flow from the 114 single family residence units. It will have two (2) rapid

infiltration basins, perk ponds that the treated effluent will be disposed within and further explained the process of the wastewater treatment process. He also stated that it is in response to DEP requirements, and their recently adopted Best Management Action Plan, and that the purpose is to try to improve water quality and reduce negative impacts to springs and other water bodies and that this is the reason for the very stringent standards are applied to this plant and provided further information

Board Member Whidden asked about lift stations.

Jim Boyd stated that there will be a lift station and explained the purpose and process of lift stations and that it would be located at the plant site.

There was additional discussion on the lift station.

Board Member Wadsworth asked if an additional lift station would be needed for lots 108 to 114.

Steve Boyd explained that these lots would be high enough and that there would not be a need for another lift station and briefly explained the process.

Chairwoman Arellano opened the public hearing.

Michael Dietrick, 16724 Magnolia Terrace, Montverde, FL, in the southeast corner of Magnolia Terrace, moved 8 years ago, spoke of a creek that used to flow in his backyard and if St John's Water Management District has anything to do with this.

Town Planner Parks said that this is an easement conservation dedicated at the time Magnolia Terrace was built and is dedicated to St. John's River Management District. He stated that he does not know the condition of the flow.

There was a brief discussion.

Town Manager Larino said that during the stormwater permitting process, all the appropriate federal state agencies will be contacted for approval.

Tony Lennard, 16442 Magnolia Bluff Drive, Montverde, FL said that his backyard backs up to the whole site area. He asked if the parameters could have oak trees prior to building.

Robert Tomlinson, 16634 Magnolia Terrace, Montverde, FL, speaking for the HOA, as the President of the HOA. He wanted to confirm that the Board had received a copy of the letter sent from their attorney. He said that Magnolia Terrace does not take any specific position on whether the Board or the Town Council should approve the overall Montverde Estate project, but they would like to express some concerns, he shared his concerns and explained the content of the letter.

Wayne Meadows, 16401 Magnolia Bluff Drive, Montverde, FL asked about the control of odor with the wastewater treatment plant.

Kelly Moore, 17029 Florence View, Magnolia Terrace, Florida asked for clarification regarding the density and for an explanation regarding the Supermajority Vote on the election ballot.

Town Attorney Geraci-Carver said that the Charter Amendment passed states that if someone applies for a comprehensive plan amendment to increase the density that they currently have to something greater, that it requires a supermajority vote of the council to approve it. The Charter Amendment did not address lot sizes.

Jeffrey Johnson 16455 Magnolia Bluff Drive, Montverde, FL asked about the price range of the houses to be built and inquired on the location of the fence to be added.

Gretchen Leonard, 16422 Magnolia Bluff Drive, Montverde, FL asked if they were keeping the trees on the border.

Chairwoman Arellano closed the public hearing.

Chairwoman Arellano asked the Applicant to step forward as to provide answers to the resident questions.

Logan Opsahl answered the questions, spoke of benefits of the trees on the property line, and stated that many of those trees will be preserved and that they will do some planting. He said that they will commit to fencing during construction, and that there will be no changes to the location of the lift station. He spoke of clustering and organizing the lots as to provide extended buffers and the preservation of trees and landscaping. He stated that the prices will be 1.5 million and up. And the location of the fencing will be within a few feet of the property line. They are taking into consideration the location of the trees as to avoid taking out trees to put in a fence.

Chairwoman Arellano asked about the type of trees as well as the diameter of the trees.

Logan Opsahl said that with the idea of additional buffering and screening mentioned in the letter, it was discussed to add native cypress trees as they are thicker and tall, oak trees are canopy trees and a consideration as well. He does not have diameter information now.

Town Planner Parks spoke of the town's standard for landscaping, if anything is four (4) inches or greater, there is a mitigation requirement, and explained the requirements.

There was additional discussion.

Board Member Whidden asked about wildlife mitigation,

Logan Opsahl said that there are strict standards in terms of presence of gopher tortoises, there is a very specific process that requires monitoring and relocation. And they must abide by all state, local and federal regulations as it relates to this.

Board Member Wadsworth spoke of the letter received by the Attorney for Magnolia Terrace and its request for a 10-foot buffer, and the developer's proposal of a 20-foot buffer and a larger buffer in other areas. He also spoke of the fence and the trees.

There was an elaborate discussion.

Town Manager Larino spoke of the access that comes off of Ridgewood Avenue, this would be for residents only and the main access for the development would be a guarded gate, off of County Road 455, this would be for Amazon trucks, service vehicles and visitors.

Board Member Wadsworth spoke of the Ridgewood access.

There was a brief discussion.

Town Attorney Geraci-Carver briefly described subsection I, # 3 of page 5 of the PUD ordinance, under transportation, this access will be for emergencies and residents only.

There was additional discussion.

Board Member Weiss inquired on the square footage of the homes.

Steve Boyd said that they would be at a minimum 3300 square feet.

Jim Boyd answered the resident question regarding potential odor, he stated that the lift station will be located on the plant site, the wastewater will be pumped up into the enclosed screen and fully explained the process.

There was additional discussion.

Board Member Whidden asked about projected impact fees to be collected.

Town Manager Larino said that he has not done an analysis of this and went over a few numbers and said that he could provide the numbers at a later date.

There was additional discussion regarding the impact fees.

Board Member Wadsworth spoke of Ordinance 2025-59, that a section written twenty-five years ago required for annexed property to be one (1) acre lots. He shared his interest to understand the underlying decisions and the reason it has changed.

Laura Eldrige, 16040 Ridgewood Avenue, Montverde, FL explained that it was to keep developments down, to keep it small at the time.

Town Planner Parks also mentioned that around the year 2000, there was rapid growth in Lake County, and this would have preceded Bella Collina. He shared that in 2007 or 2008, they put the green book together as there were many ordinances floating around, and the Council wanted to combine the ordinances and provided further details.

There was additional discussion.

Board Member Weiss said that it makes sense to join these 10 acres to the existing 58 acres so that it may be buildable property.

Laura Eldrige shared some findings pertaining to Montverde Estates.

There was additional discussion.

Board Member Wadsworth reviewed the ordinance and spoke of proposed changes.

There was additional discussion regarding Ordinance No. 2025-59.

Board Member Whidden motioned to approve Ordinance No. 2025-59 as is.

There was a brief discussion.

Board Member Whidden withdrew his motion.

There was additional discussion.

Board Member Wadsworth motioned to deny Ordinance 2025-59 and revisit changing the whole ordinance to half acre minimum.

There was additional discussion regarding the development and zoning.

Paul Simonson, DCS Real Estate Investments, 16690 Cavallo Drive, Montverde, FL explained the different categories of homes at Bella Collina and Montverde Estates.

There was additional discussion.

Town Attorney Geraci-Carver explained the motion made by Board Member Wadsworth; motion to deny and bring back another ordinance that would allow half acre lot minimums for newly annexed properties, the current ordinance says one acre lots, and it would change to half acre lots.

Board Member Whidden seconded the motion. Ordinance 2025-60 denied 4-0.

Town Attorney Gercai-Carver stated that this is just a recommendation to the Town Council and to please proceed with the other ordinances.

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 briefly explained the ordinance.

There was a discussion regarding the ordinance.

Board Member Whidden motioned to approve Ordinance No. 2025-60, Board Member Wadsworth seconded the motion. Ordinance No. 2025-60 approved 4-0.

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.

There was a discussion regarding the PUD.

Town Manager Larino briefly explained the R1L zoning and the PUD.

Town Planner Parks also briefly explained the PUD.

There was additional discussion regarding the PUD.

Board Member Whidden moved to approve Ordinance No. 2025-61.

Board Member Whidden withdrew his motion.

There was additional discussion.

Applicant Logan Opsahl discussed the buffers and the site plan.

There was additional discussion.

Applicant Paul Simonson & Applicant Logan Opsahl explained the current plan, the density and the challenges.

Board Member Wadsworth shared his views and concerns.

There was additional discussion.

Town Attorney Geraci-Carver spoke of the PUD document on page 5 and said that an updated traffic study will be needed as well as Lake County's approval.

Board Member Wadsworth moved to approve Ordinance No. 2025-61 as written, except for waiver No. 9 on water conservation, that it be noted that non-potable water is a requirement, through a well or a contribution to the LFA for no potable water as negotiated between the town and the developer. Board Member Whidden seconded the motion.

Board Member Weiss asked for clarification.

Town Manager Larino explained that he understood it as they would either make a contribution to the town's LFA (Lower Floridan Aquifer) well or do an alternative water supply.

There was a brief discussion.

Board Member Weiss voted in favor of Ordinance No. 2025-61. Ordinance No. 2025-61 approved 4-0.

Resolution No. 2025-178 A Resolution of the Town Council of the Town of Montverde, Florida, Granting Preliminary Development Plan Approval for Montverde Estates, A 114 Single Family Lot Residential Subdivision, generally located south of Ridgewood Avenue, West of CR 455, and East of Blackstill Lake Road lying within the Town of Montverde, Lake County, Florida; and Providing for an Effective Date.

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

Town Manager Larino briefly explained the Preliminary Development Plan.

Board Member Whidden moved to approve Resolution No 2025-178, Board Member Wadsworth seconded the motion. Resolution No. 2025-178 approved 4-0

Chairwoman Arellano moved to adjourn, Board Member Wadsworth seconded.

Meeting adjourned at 9:28 PM.


Karin Arellano, Chairwoman

Attest:


Caroline Trepanier, Town Clerk