

PLANNING AND ZONING BOARD

Town of Montverde

Minutes

December 10, 2025, 6:30 PM

**BOARD MEMBERS PRESENT**

Karin Arellano

Josie Weiss - Absent

Holly Broecker

Aaron Wadsworth

Michael Whidden

**STAFF PRESENT**

Paul Larino, Town Manager - Absent

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 and Opening Ceremonies**

- Call to Order
- Pledge of Allegiance
- Roll Call

I. **Discussion Items**

There were no discussion items.

II. **Public Hearings, Ordinances and Resolutions**

**Resolution No. 2025-198** A resolution of the Town Council of the Town of Montverde, Florida, granting a variance from Section 10-81 in Chapter 10 of the Montverde Land Development Code from the side yard setback for replacement of an existing retaining wall for the real property located at 16319 Magnolia Bluff Drive, Montverde, Florida, owned by James P. Monahan and Daney C. Ordonez; providing for conditions; and providing for an effective date.

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

Associate Town Planner Busto explained the resolution and the replacement of the retaining wall. She also stated that Staff recommended approval and that the Planning & Zoning Board may recommend approval, denial with reasons or continuation pending additional information.

Associate Town Planner Busto highlighted the PowerPoint slides and explained the photos of the replacement wall.

Town Planner Parks explained the reason the wall needed to be replaced, and that the damage was due to a hurricane.

There was a brief discussion regarding the wall.

Chairwoman Arellano opened the public hearing.

James P. Monahan, 16319 Magnolia Bluff Drive, Montverde, FL briefly provided an explanation for the wall and the construction.

Chairwoman Arellano closed the public hearing.

Board Member Whidden motioned to approve Resolution No. 2025-198, Board Member Wadsworth seconded. Resolution No. 2025-198 approved 4-0.

**Resolution No. 2025-199** A resolution of the Town Council of the Town of Montverde, Florida, granting Minor Site Plan approval to Montverde Academy for Construction of Parking Improvements on Academy Lane; providing for conditions; and providing for an effective date.

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

Associate Town Planner Busto explained the resolution and the construction. She stated that Staff recommended approval and that the Planning & Zoning Board may recommend approval, denial with reasons or continuation pending additional information.

Associate Town Planner Busto highlighted the PowerPoint slides.

There was a brief discussion.

Brad Long, Montverde Academy, provided a brief explanation of the process.

There was a brief discussion.

Town Planner Parks briefly explained the process and long-term maintenance agreement.

There was an elaborate discussion.

Board Member Wadsworth motioned to approve Resolution No. 2025-199. Board Member Whidden seconded. Resolution No. 2025-199 approved 4-0.

III. **Adjournment**

Board Member Broecker motioned to adjourn. Board Member Whidden seconded.

Meeting adjourned at 6:53 PM.



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Karin Arellano, Chairwoman

Attest:



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Caroline Trepanier, Town Clerk