

**MONTVERDE TOWN COUNCIL
REGULAR MEETING
MINUTES
January 13, 2026, 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 & FOLLOW UPS

Environmental Review Follow Up

Town Manager Larino spoke regarding a previous town council meeting discussion to have staff seek an environmental consultant to do a review of the Fosgate property. He mentioned that a resume was forwarded to the Council regarding Jorge Caspary, a hired senior principal at Montrose Environmental. He briefly highlighted Mr. Jorge Caspary's resume and explained his role; to gather the documents on the property and create a recommendation for best practices. He stated that he wanted to provide the Council with an update and mentioned that the property has a valid Conditional Use Permit (CUP) and that the owner of the property is in full compliance with the CUP. He has also been issued a land grading construction permit and he can begin to construct improvements that are outlined in the CUP. He further explained that he does not have anything from FDEP (Florida Department of Environmental Protection) that states to stop the construction and that at this point under the town's code, the applicant is allowed

to proceed. He also stated that the goal is to have Mr. Jorge Caspary's recommendation ready for the February or March Regular Town Council Meeting.

Councilmember Morganelli stated that the CUP was approved on record that did not include the environmental records and further shared his findings, he asked if FDEP would have a final say.

Town Manager Larino said that this is correct and that they have authority, and that in his opinion they are the only jurisdictions that have the authority to regulate that type of environmental issues and further explained. He also explained that our Land Development Code does not require environmental phase one or phase two assessments for any of our zoning classifications and that it is not a part of the CUP process.

There was an elaborate discussion.

Town Attorney Geraci-Carver explained that she pulled up the requirements of the needed documents to submit an application for a conditional use permit, and it does not list in the Town of Montverde's code that an environmental report or any FDEP clearances have to be provided.

There was additional discussion regarding the CUP and the property on Fosgate Road.

Town Manager & Attorney Follow Ups

Town Attorney Geraci-Carver said that at the last Town Council meeting, Council directed that they receive an opinion from another attorney on the ballot measure that was adopted by the residents at the last election requiring a supermajority vote when density is being increased through a comprehensive plan amendment, she hired Derek Shroth, board certified in business litigation as well as local government law and he rendered an opinion. This was received and shared with the Council. She shared that in summary, his opinion is that so long as the annexation is coming forward contemporaneously with the comprehensive plan amendment, a supermajority vote is not required by the charter amendment.

Mayor Wynkoop stated that the supermajority vote does not apply to Bella Collina.

Town Attorney Geraci-Carver said that this is correct.

CITIZENS QUESTION/COMMENT PERIOD

Tom Kennedy, 16670 Seventh Street, Montverde, FL asked about the policy regarding the meeting minutes and inquired about how the minutes are posted.

Town Manager Larino stated that they are summary action minutes, the meetings are recorded and they are included in the Town Council packets for Council approval.

Tom Kennedy asked about the timeframe as the last meeting minutes were not uploaded.

Town Manager Larino explained the process of the meeting minutes and that the last meeting minutes are in this meeting's packets to be approved by the Council, once approved, they will be uploaded to the website.

Tom Kennedy shared additional concerns regarding the advertising of the meeting.

There was additional discussion regarding the meeting minutes, the website and the meeting advertising.

Tom Aldrich, 17648 Alfred Street, Montverde, FL shared his concerns regarding the dog park, he said that the fire hydrants, which are decorative, should be removed as his dogs have hit them while playing.

Mayor Wynkoop said that they would look into this.

There was additional discussion on the dog park.

Dr. Kelly Moore, 17029 Florence Drive, Montverde, FL spoke regarding the request to add a PowerPoint presentation to the Environmental Discussion part of the agenda.

Mayor Wynkoop said that this was discussed with Town Attorney Geraci-Carver and asked her to explain.

Town Attorney Geraci-Carver stated that this is a policy decision of the Council, and should they want to allow public presentations, to go over the guidelines they may want to institute for such presentations and provided additional details.

There was an elaborate discussion.

Dr. Kelly Moore addressed the Council and shared his findings and concerns regarding the property on Fosgate Road.

There was a brief discussion.

Bob Tomlinson shared findings of the reports that he had from FDEP and presented his viewpoints.

There was an elaborate discussion.

Councilmember Rubio said that all documents shared should also be available to the residents.

Mayor Wynkoop explained that there must be policies for items being shown by the public.

There was additional discussion.

Town Manager Larino explained the different types of presentations and time allowed.

There was additional discussion regarding PowerPoint presentations.

Jim Peacock, 16549 Lowry Road, Montverde, FL asked about the invoice amount for the third-party attorney.

Town Attorney Geraci-Carver said that she has not received the invoice, however, it would be in the \$3,000 to \$10,000 range.

Jim Peacock spoke of our Town Attorney's excellent service for many years and shared his thoughts on the hiring of an outside attorney as to confirm her opinion and further stated that this is not a good way to spend the taxpayers' money and further shared his views.

Jim Peacock explained that he has lived on Lake Florence for thirty (30) years and has monitored the water quality for over twenty (20) years. He spoke of the major algae blooms and provided details on the current water quality.

Farmer Banks Helfrich shared farming tips and explained the bucket in his possession and stated that roughly two hundred (200) years ago everyone had a bucket, as we were all part of the volunteer fire department and helped put out fires. He spoke about the elimination of property taxes, the different options and the effects.

Town Manager Larino's Report

Town Manager Larino briefly went over the Grant Reimbursement Tracking sheet, he mentioned that these are in the Town Council packets, he mentioned the Impact Fee Report, The Highway Patrol Report and Lake County Fire Rescue Report. He explained that Sandy is actively working with FEMA regarding Truskett Park and provided an update. He also stated that he is attending Lake County Town Manager meetings on a monthly basis and shared that there is a current discussion of a combined health insurance, as well as potentially forming a property tax group and provided additional updates.

Councilmember Morganelli asked about FHP (Florida Highway Patrol) county stats.

Town Manager Larino explained that we do not use them often and further explained.

Councilmember Morganelli asked for an update regarding the website impact fee concerns shared by a town resident and his builder at our last Town Council meeting.

Town Manager Larino stated that he reviewed this with Town Attorney Geraci-Carver and provided an update.

Councilmember Morganelli asked about replacing the Town Council paper packets with an online version.

Town Manager Larino said that this would be discussed at the next workshop meetings.

Mayor Wynkoop asked about the fire hydrant replacements.

Town Manager Larino provided an update.

Town Attorney Geraci-Carver nothing to report.

Associate Town Planner Busto provided a Town Planner update, stated that they processed about twenty-five (25) zoning applications in the last month such as single-family homes, pools & fences.

Town Planner Parks provided a brief report.

There was a discussion regarding property taxes and the possible upcoming changes.

Councilmember Rubio nothing to report.

Vice Mayor Womack asked for an update on the iWorks software.

Town Manager Larino explained that we are currently collecting bids.

Councilmember Roberts asked for an update on the flooding issue on Lakeside Drive.

Town Manager Larino provided an update and stated that it should be finished in the next week or two.

DECEMBER FINANCE REPORT

Beginning Bank Balance	\$ 4,439,669.70
Revenues	\$ 1,353,467.13
Expenditures	\$ 413,120.53
Ending Balance	\$ 5,380,016.30
Pending Liabilities	\$ 176,085.40
Total Bank Balance	\$ 5,203,930.90

CONSENT AGENDA

Minutes of the Town Council Regular Meeting held October 14, 2025.

Minutes of the Town Council Regular Meeting held December 9, 2025.

Vice Mayor Womack motioned to approve the meeting minutes, Councilmember Morganelli seconded the motion, meeting minutes 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.

Town Attorney Geraci-Carver read the ordinance by title and provided an explanation.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the ordinance.

Mayor Wynkoop closed the public hearing.

Councilmember Rubio asked about the comprehensive plan and the land development code and reason for the change on March 7, 2000.

Mayor Wynkoop said that in 2006, the Osgood property was not yet part of Montverde and further explained the change to one (1) acre annexation.

There was an elaborate discussion.

Dr. Kelly Moore asked for further clarification regarding the density and further shared his views.

There was an elaborate discussion.

Vice Mayor Womack motioned to approve Ordinance 2025-59, Councilmember Morganelli seconded the motion. Ordinance 2025-59 approved 4-1.

Ordinance No. 2025-46 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing 1.82 +/- Acres of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Town Manager Larino explained the ordinance and reviewed the PowerPoint presentation.

Councilmember Morganelli asked about the traffic study and the turning lane on Ridgewood Avenue.

Town Manager Larino confirmed that turning lanes will be required.

There was additional discussion on the turning lanes.

Town Manager Larino spoke of a correction on the PUD Ordinance.

Applicant Jonathan Huels, 215 N Lake Eola spoke of the changes discussed at the last Town Council meeting as well as the changes that were made.

There was an elaborate discussion.

Paul Simonson, 16690 Cavallo Drive, Montverde, FL, explained that Bella Collina is comprised of about 860 homes. The golf site has over 400, those sites are comprised of 40-foot lots and 50-foot lots. On the estate side, there is another subsection which is the homes that we're depicting in this presentation. There are 70 or 80 homes that are 75 feet wide, the remainder of the estate homes are 100-foot in width.

There was additional discussion.

Jim Boyd, Boyd Environmental Engineering, 175 West Broadway Street, Oviedo, FL spoke of the existing Bella Collina sewage plant and detailed the new plant.

There was further discussion regarding the sewage plant.

Town Manager Larino explained the costs of maintenance and that it is the homeowner's responsibility.

There was additional discussion regarding the plant, maintenance and location.

Jonathan Huels explained the reason for the location.

Councilmember Morganelli asked about the number of waivers and variances.

Associate Town Planner Busto stated that there are seven (7) or eight (8) and explained the variances.

There was an elaborate discussion regarding the waivers, the variances and the development.

Mayor Wynkoop opened the public hearing.

Tom Kennedy asked if the utilities will be underground. He also asked about the possibility of using different cable/Wi-Fi companies.

Town Manager Larino said that all utilities will be underground.

There was a brief discussion.

Dr. Kelly Moore asked for clarification regarding the gates and R-1 zoning and further shared his views.

Allan Hartle 16191 Hillside Circle, Montverde, FL spoke of the 35 feet code requirement, the traffic, and his thoughts on this being a great project and shared his views regarding the sewage plant.

Vice Mayor Womack moved to approve Ordinance No. 2025-46, Councilmember Roberts seconded the motion. Ordinance No. 2025-46 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. 2025-47 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; annexing five parcels of real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this ordinance after approval with the Clerk of the Circuit Court, The County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the ordinance.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli moved to deny Ordinance No. 2025-47. Councilmember Rubio seconded the motion. Motion to deny Ordinance No. 2025-60 failed with a roll call vote of 2-3.

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

Vice Mayor Womack moved to approve Ordinance No. 2025-47, Councilmember Roberts seconded the motion. Ordinance No. 2025-47 approved 3-2.

Ordinance No. 2025-48 An Ordinance extending and increasing the corporate limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the Voluntary Annexation provisions of Section 171.044, Florida Statute; Annexing Two Parcels of Real Property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of this Ordinance after approval with the Clerk of The Circuit Court, the County Manager of Lake County, and the Secretary of the State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Mayor Wynkoop moved to approve Ordinance No. 2025-48, Vice Mayor Womack seconded the motion. Ordinance No. 2025-48 approved 3-2.

Ordinance No. 2025-49 An Ordinance extending and increasing the Corporate Limits of the Town of Montverde, County of Lake, State of Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statute; Annexing real property not embraced within the present limits of the Town of Montverde; providing for findings; providing a legal description and a map; directing the Town Manager to record certified copies of the Ordinance after approval with the Clerk of the Circuit Court, the County Manager of Lake County, and the Secretary of The State of Florida; providing for conflicts and severability; providing for Scrivener's errors; setting an effective date.

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

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the ordinance.

Mayor Wynkoop closed the public hearing.

Councilmember Roberts moved to approve Ordinance No. 2025-49, Vice Mayor Womack seconded the motion. Ordinance No. 2025-49 approved 3-2.

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 opened the public hearing.

No one spoke in favor or against the ordinance.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli moved to deny Ordinance No. 2025-60, Councilmember Rubio seconded the motion. Motion to deny Ordinance No. 2025-60 failed 2-3.

Councilmember Roberts motioned to approve Ordinance No. 2025-60, Vice Mayor Womack seconded the motion. Ordinance No. 2025-60 approved 3-2.

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 and provided a brief explanation.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the ordinance.

Mayor Wynkoop closed the public hearing.

There was a brief discussion regarding the changes.

Town Attorney Geraci-Carver explained the changes; there will be 102 lots maximum, the density will be 1.51 dwelling units per acre. Lots 1 through 90, minimum lot size to be increased from 9800 square feet to 10,500 square feet, and the minimum lot width size to be increased from 70 feet to 75 feet. Lots 91 through 102, the minimum lot size to be increased from 7800 square feet to 8600 square feet and the minimum lot width to be increased from 60 feet to 65 feet. The sidewalks are changing from Vetta Drive to Heatherwood Lane/Bolsena Drive. The wastewater plant is to remain in its current location. There is to be a continuous hedge along the east and southern boundaries of Magnolia Terrace, and preserve as many trees as possible, as explained, that will be determined during the next phases. If wanting to incorporate, the height of the garage would be no more than nine (9) feet. Construction access to the project would be on County Road 455 and not Ridgewood Avenue.

Mayor Wynkoop Motioned to Approve with the changes stated by Town Attorney Geraci-Carver.

There was extensive discussion on the changes and the sewer plant.

Mayor Wynkoop opened the public hearing.

Bob Tomlinson shared his views on the sewer plant.

Dr. Kelly Moore also shared his views on the sewer plant.

Aaron Wadsworth, 17647 9th street, Montverde, FL shared his views on the sewer plant.

Mayor Wynkoop closed the public hearing.

Mayor Wynkoop moved to approve Ordinance No. 2025-61 with the revisions outlined by the Town Attorney Geraci-Carver, to include that the Town Council has the option of taking over the sewer plant. Vice Mayor Womack seconded, Ordinance No. 2025-61 approved 3-2.

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 and briefly explained the resolution.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the resolution.

Mayor Wynkoop closed the public hearing.

Councilmember Roberts motioned to approve Resolution No. 2025-178, Vice Mayor Womack seconded the motion. Resolution No. 2025-178 approved 3-2.

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.

Applicant James Monahan, 16319 Magnolia Bluff Drive, Montverde, FL explained that the retaining wall fell during Hurricane Milton, and he has replaced the wall in the same position as the previous wall.

Town Planner Parks explained the situation; Mr. Monahan had to replace the wall after a hurricane, and it had to be done quickly for the safety of his home. He stated that the code has changed since the old wall was installed, which is the reason a variance is needed.

There was a brief discussion.

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the resolution.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli moved to approve Resolution No. 2025-198, Councilmember Rubio seconded the motion. Resolution 2025-198 approved 5-0.

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.

Town Manager Larino briefly explained the resolution.

Brad Long, 17201 9th Street, Montverde, FL explained the minor site plan.

There was a brief discussion

Mayor Wynkoop opened the public hearing.

No one spoke in favor or against the resolution.

Mayor Wynkoop closed the public hearing.

Councilmember Morganelli motioned to approve Resolution No. 2025-199, Councilmember Roberts seconded the motion. Resolution No. 2025-199 approved 5-0.

Ordinance No. 2025-62 An ordinance of the Town of Montverde, Lake County, Florida, relating to the Regulation of the Operation of Golf Carts on Public Streets within the Town of Montverde; Amending Chapter 24 of the Montverde Code of Ordinances; Providing for Repeal if all Conflicting Ordinances; Providing for Severability and Providing for an Effective Date. (First Hearing)

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

Town Manager Larino explained the ordinance

There was a discussion regarding the operation of golf carts.

Mayor Wynkoop moved to approve Ordinance No. 2025-62, Councilmember Morganelli seconded the motion. Ordinance No. 2025-62 approved 5-0.

DISCUSSION AND ACTION ITEM

Discussion on Franklin Pond

Town Manager Larino provided a brief overview of the reports on Franklin Pond.

There was an elaborate discussion regarding Franklin Pond.

JPA Discussion

Town Manager Larino briefly explained the JPA (Joint Planning Agreement).

Town Attorney Geraci-Carver provided a detailed explanation of the JPA (Joint Planning Agreement).

There was extensive discussion regarding JPAs.

Allan Hartle would like residents to be notified when there are events coming through the Town of Montverde.

There was a brief discussion.

Town Manager Larino stated that he would like direction regarding the JPA.

The Council is in agreement to move forward.

Selection of MPO Board Member

Mayor Wynkoop explained the MPO (Metropolitan Planning Organization)

Town Planner Parks also explained the responsibilities of the MPO.

Town Manager Larino also explained the MPO responsibilities.

Councilmember Morganelli moved to nominate Councilmember Roberts for MPO Board Member, Mayor Wynkoop seconded the motion. Councilmember Roberts for MPO Board Member, approved 4-1.

Selection of 2026 FLC Voting Delegate

Town Manager Larino explained the FLC (Florida League of Cities).

Councilmember Roberts moved to nominate Councilmember Morganelli for 2026 FLC Voting Delegate.

Councilmember Rubio seconded the motion. Councilmember Morganelli for FLC Delegate, approved 4-1.

Budget Amendment for Consultants

Mayor Wynkoop briefly explained the Budget Amendment.

Town Manager Larino also explained the Budget Amendment.

Mayor Wynkoop would like to move this discussion to the next TC Workshop.

Discussion of Topics for Future Town Council Workshops

There was a brief conversation regarding topics to be added to the agenda of the next Town Council Workshop.

Bob Tomlinson presented his findings regarding a possible dump site on Fosgate Road with a PowerPoint presentation that he provided the Town and shared his views of these findings.

There was a brief discussion.

REMINDERS AND ADJOURNMENT

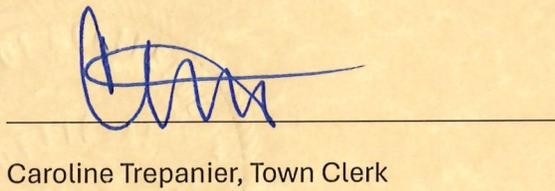
Mayor Wynkoop moved to adjourn the meeting. Vice Mayor Womack seconded the motion.

Meeting adjourned 11:22 PM.



Joe Wynkoop, Mayor

Attest:



Caroline Trepanier, Town Clerk