



City Commission Regular Meeting Minutes

March 27, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor Anderson called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Bruce Mayhew, Gateway Church

3. Pledge of Allegiance

4. Approval of Agenda

Mayor Anderson said that Andrea Jacobs has asked that her request (Item 12a) be tabled to April 24th. **Motion made by Mayor Anderson to table until April 24, 2024, seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.**

5. Mayor's Report

a. Proclamation for National Library Week

Mayor Anderson read and presented the proclamation designating National Library Week, April 7-13, 2024 to Library Director Melissa Schneider and Director Community Engagement Jody Lazar. Ms. Schneider thanked the commission and city for their ongoing support.

b. Proclamation for Earth Month

Mayor Anderson presented the proclamation designating April as Earth Month to Director of Natural Resources Gloria Eby, Lakes Manager Joey Cordell and Sustainability Manager Sara Miller. Ms. Miller invited everyone to the events scheduled during April.

Mayor Anderson congratulated Mayor-elect DeCiccio who thanked Mayor Anderson for his service. Mayor Anderson expressed his gratitude for staff's hard work, board members and the public for their involvement and engagement and thanked current and former members of the Commission for their service. Mr. Knight thanked Mayor Anderson for his leadership during the last three years.

6. City Manager's Report

Mr. Knight said that the referendum ordinance regarding leaf blowers was tabled to April 10th; however, due to the run-off only four commissioners will be present. After discussion, consensus was to move the ordinance to April 24th.

7. City Attorney's Report

8. Non-Action Items

a. MLK Jr. Park Sinkhole Risk Evaluation

Director of Public Works and Transportation Charles Ramdatt reviewed the background of stormwater issues in the area of MLK Jr. Park, the sinkhole, and whether the underlying geology could support buildings, infrastructure or parking. He introduced Jay Casper, Senior Principal of Terracon, who conducted the sinkhole risk evaluation.

Mr. Casper provided the history of the sinkhole that occurred in 1981 and explained the boring tests and data from the sinkhole investigation in 1982 which did not show significant sinkhole erosion outside the area of the sinkhole. He said borings done prior to construction of the new Library and Events Center showed no signs of sinkhole activity and no elevated risk of a sinkhole. He responded to questions on boring standards, monitoring aquifer levels, and specifically the boring done for the Library and Events Center. Mr. Ramdatt said the collapsed areas of the parking lot were superficial and have been fixed and are being monitored by staff. He added that while boring for parking lots is typically 7–10 feet, boring was done to 100 feet. Mr. Jasper said he found no area of concern about a parking lot.

Commissioner Sullivan suggested a review of Ardaman & Associate's testing done for the Library and Events Center.

9. Public Comments | 5 p.m. or soon thereafter (heard after Item 12b)

10. Consent Agenda

- a. Approve the minutes of the regular meeting, March 13, 2024
- b. Approve the minutes of the work session, March 14, 2024.

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Weaver. The motion carried unanimously with a 5-0 vote.

11. Action Items Requiring Discussion

- a. Appoint Canvassing Board for Run-Off Election, April 16, 2024

Commissioners Weaver, Cruzada and Sullivan agreed to serve on the Canvassing Board. Approved by consensus.

12. Public Hearings: Quasi-Judicial Matters

- a. Request of Andrea Jacobs on behalf of the Villa Vienda Condominium at 221 Holt Avenue for Conditional Use approval to allow five of the six existing condominiums to be used as a bed and breakfast, zoned R-3.
(Request tabled at the request of the Applicant)

Motion was made under Approval of the Agenda to table this request to April 24, 2024.

- a. ORDINANCE 3294-24 - AN ORDINANCE OF CITY OF WINTER PARK, FLORIDA, ADOPTING THE AMENDED WINTER PARK COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR THE EXPANSION OF THE REDEVELOPMENT AREA'S BOUNDARIES; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AGENCY'S OPERATIONAL TIMEFRAME; PROVIDING FOR A TEN-YEAR EXTENSION OF THE CITY OF WINTER PARK COMMUNITY REDEVELOPMENT AREA REDEVELOPMENT TRUST FUND; PROVIDING FOR THE COUNTY TIF CONTRIBUTION RATES FOR THE WINTER PARK REDEVELOPMENT TRUST FUND; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE WINTER PARK CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
(2nd reading)

Attorney Ardaman read the ordinance by title.

Mayor Anderson explained Tax Increment Financing which generates additional tax revenue and how it is used in the CRA, and will benefit the entire city.

Commissioner Weaver said he feels the decreased crime rate is largely due to improvements by the CRA and staff.

Commissioner Cruzada noted that the city would receive funds based solely on the incremental tax increase of assessed value of properties within the CRA. Commissioner Sullivan added that the city will also receive a portion of Orange County taxes.

Assistant Division Director of CRA and Economic Development Kyle Dudgeon reviewed projects and programs funded through CRA. Director of Office of Management and Budget Peter Moore spoke about the financial benefit of an estimated revenue of \$70m from Orange County as a result of this CRA expansion/extension.

Motion made by Commissioner Sullivan to adopt the ordinance, seconded by Commissioner Weaver.

David Johnston, 1802 Summerfield, former Mayor, provided the history of the CRA and positive impacts (growth and private investment) to the city. He feels it has served its purpose of improving blighted areas and should not be extended.

Gigi Papa, 1440 Hibiscus Avenue, asked if city-wide notice was given, as required. She opposed the expansion as it benefits only a small area and those few residents in the expansion area.

Daniel Raymond, 1701 Lee Road, asked for the definition of affordable housing and income level guidelines

Mark Gillespie, 1608 Hibiscus Avenue, urged the commission to vote no.

Mayor Anderson read a letter from CRA Advisory Board Chairman Maria Bryant expressing the Board's unanimous support of the extension/expansion. He explained the guidelines for affordable and attainable housing the need for infrastructure

improvements in the Fairbanks and Minnesota area. Discussion followed on the area and city-wide benefits of the extension and expansion.

Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. The motion carried unanimously with a 5-0 vote.

9. Public Comments | 5 p.m. or soon thereafter

Ryan N. spoke against red light cameras and believes no studies warrant installation and there are no valid reasons to keep the cameras. He said current data is needed to determine the impact of the cameras and there are other options that can improve safety.

13. Public Hearings: Non Quasi-Judicial Matters

14. City Commission Reports

Commissioner Sullivan –

- TheTown of Eatonville's application for the Florida History Museum to be located in Eatonville has been presented to the task force selecting the location.

Commissioner DeCiccio –

- Suggested continuing terms of board members due to the run-off. Consensus was to extend terms to May 30th.
- Recommended Commissioner Sullivan to serve as the Commission's representative to the Library Board of Trustees. Approved by consensus.
- Suggested forming a task for to review architectural guideless for the Park Avenue/Morse/New England area and a second to review guidelines Orange Avenue. Commissioner Sullivan suggested outlining responsibilities and identifying the guidelines to be reviewed. Consensus was for staff to prepare for next meeting

Mayor Anderson –

- An appointment to the Planning and Zoning Board is needed due to the resignation of a current board member

Commissioner Cruzada

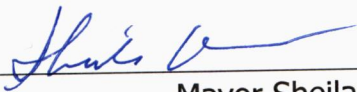
- Thanked Public Works staff for their work on Whitehall and Summerfield curbs uprooted by trees.

15. Summary of Meeting Actions

- Presented proclamations for National Library Week and Earth Month.
- Received sinkhole risk report.
- Approved the Consent Agenda.
- Appointed the Canvassing Board for the April 16th run-off election.
- Adopted the CRA extension and expansion ordinance.
- Staff to bring back discussion of a task force to address design standards at the next meeting.
- Extended current board member terms to May 30th.

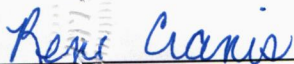
16. Adjournment

The meeting was adjourned at 5:20 p.m.



Mayor Sheila DeCiccio

ATTEST:



City Clerk Rene Cranis

