City Commission Regular Meeting Minutes

July 12, 2023 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

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

Absent

Commissioner Todd Weaver (listening virtually).

1) Meeting Called to Order

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

2) Invocation

The invocation was given by Reverend Kathy Beasley, Unity of Central Florida, followed by the Pledge of Allegiance.

3) Approval of Agenda

Motion made by Mayor Anderson to approve the agenda; seconded by Commissioner DeCiccio. Motion carried with a 4-0 vote. Commissioner Weaver did not vote.

4) Mayor Report

Mayor Anderson spoke about the city budget and incorporation of resident values of history and heritage, small town feel, proactive growth and vision for the future.

a. Proclamation - Lakes Appreciation Month

Mayor Anderson read a proclamation declaring July as Lakes Appreciation Month and presented the proclamation to Director of Natural Resources Gloria Eby and Lakes Division Manager Joey Cordell. Mrs. Eby invited everyone to attend the lakes events.

5) Citizen Budget Comments

6) City Manager Report

a. City Manager's Report

Mr. Knight explained the Police Department has partnered with the Best Foot Program dedicated to reducing pedestrian fatalities and will be conducting enforcement efforts targeting crosswalk violations toward increasing pedestrian safety.

Commissioner DeCiccio addressed the Kiwanis property agreement and said she feels the distribution from the sale proceeds, (25% total, 12.5% each to the Boys and Girls Scouts) is low. Mr. Knight advised that this amount exceeds what they had been receiving from Kiwanis and with a $1m property value they would get approximately $250k. The remaining funds will be distributed to the organizations listed in the agreement, although the Commission can change the distribution. He said reimbursement of the city’s costs have been added to the agreement.

b. FY 24 Budget Presentation by City Management and Departments

Ms. del Valle reviewed the budget schedule with adoption of tentative millage rate in the next meeting. She reviewed inflationary and revenue trends and stressed the need to budget for anticipated price increases for vehicles, technology and materials. Personnel and benefit costs increased with a COLA, merit increases and implementation of pay plan changes. The general fund expenditure increase is due to the solid waste contract and purchase of the WP18 golf course. She noted the budget includes fee increases between 5 and 20%.

Ms. del Valle said cash reserves is $19.1m which is $3.2m below the goal. The total budget increased by 4.3% and required a $400k decrease in capital funding. She reviewed capital highlights and responded to questions regarding status of grant funding. She gave an overview of unfunded items noting $600k remains for the commission to allocate. She reviewed decision points to be addressed during the budget process: expend contingency, review budget policies, revenue options and update of the 5/25-year plan.

Mr. Knight reminded that the final millage rate, adopted in September, cannot be higher than the tentative millage rate without a super-notification process. Commissioner Sullivan suggested future consideration of a small increase to millage rate dedicated to fund parks. He feels it would be looked on favorably by the residents.

Director of Communications Clarissa Howard gave a presentation on the department's responsibilities and level of service, key performance indicators, FY 23 accomplishments, summary of spending, and FY 24 goals.

Director of Building and Permitting Services Gary Hiatt reviewed the department's organizational chart, level of service, key performance indicators, permit and inspection activity, major projects/status, FY 23 accomplishments, summary of spending (increased due to addition of Code Compliance to the department), next year's goals and construction outlook for FY 24.

Assistant Director of Planning and Zoning Allison McGillis gave a presentation on the department's programs, level of service, key performance indicators, last year's accomplishments, next year's goals (comp plan and land development code updates).

Director of Information Technology Parsram Rajaram reviewed the department's programs, organizational chart, levels of service, key performance indicators, last year's accomplishments, summary of spending (increased personnel and software licensing), next year's goals and strategic items. He spoke about needs for improved cybersecurity which has been aided by new State legislation.

Director of Natural Resources and Sustainability Gloria Eby gave a presentation on the department's sustainability and lakes programs, accomplishments and next year's goals, and summary of spending (including grant reimbursements). She showed photos of major projects and events and highlighted prioritized projects on climate resiliency, energy and water conservation, waste management, etc.

7) City Attorney Report

8) Non-Action Items

A recess was held from 5:35 to 5:46 p.m.

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

10) Consent Agenda

a. Approve the minutes of the regular meeting, June 28, 2023
b. Approve the minutes of the work session, June 29, 2023
c. Approve the minutes of the subcommittee meeting, June 29, 2023
d. Approve the minutes of the subcommittee meeting, July 3, 2023
e. Approval of the following piggyback contracts:
    1. All-Rite Fencing Services, LLC. – City of Oviedo Contract #ITB23-42 - Fencing Installation, Replacement, and Repairs; For goods and services on an as-needed basis during the term of the Agreement through June 19, 2026; Amount: $200,000
    2. Motorola Solutions, Inc. - Orange County Contract #Y23-102-MV - Motorola Services; For goods on an as-needed basis during the term of the Agreement through December 16, 2023; Amount: $225,000
    3. ACF Standby Systems, LLC – Columbia County Contract #2022-AA – Generator Maintenance Services; For services on an as-needed basis during the term of the Agreement through October 1, 2025; Amount: $100,000
    4. DH Pace Company, Inc. - City of Orlando Contract #IFB20-0207 - Maintenance and Repairs of Overhead Roll-Up Doors; For services on an

as needed basis during the term of the Agreement through July 14, 2024; Amount: $200,000

f. Approval the following formal solicitations:
   1. Tetra Tech, Inc. - RFP14-23 - Emergency Debris Monitoring Services; Amount: $150,000
   2. Ceres Environmental Services, Inc. - RFP15-23 - Emergency Debris Management Services; Amount: $400,000

g. Approval of the following contract:
   1. Xylem Water Solutions USA, Inc. - SS23-12 - Flygt Products; For goods on an as-needed basis through September 30, 2023; Amount: $150,000

Motion made by Commissioner DeCiccio to approve the Consent Agenda; seconded by Commissioner Cruzada. Motion carried unanimously with a 4-0 vote. Commissioner Weaver did not vote.

11) Action Items Requiring Discussion

a. Economic Development Advisory Board (EDAB) Retail Strategies Report

Assistant Division Director of Economic Development and CRA Kyle Dudgeon gave the background of efforts and meetings leading to this plan developed consultants with input from Winter Park stakeholders, EDAB and staff.

Mayor Anderson thanked Mr. Dudgeon and EDAB for their efforts beginning with redefining economic development and formation of a subcommittee of two EDAB board members, him, and Commissioner DeCiccio. He spoke about the need for economic development and efforts to keep Winter Park healthy in the long-term. He noted that staff looked deeply at property tax growth rate and suggested a refresh of that data.

Michael Berne, MJB Consulting, gave a presentation on the study on Winter Park's retail potential and the city's role. He spoke about ecommerce history and trends, vacancy rates, the Winter Park market, themes and concepts stressing the need to prepare for the future, partly by maintaining selection of comparison shops. He addressed 17-92 in comparison to other commercial corridors with exclusive and upmarket stores and restaurants and Orange Avenue with a wide range of tenancy, mixed use and zoning yet still has challenges. He outlined top three priorities: city-wide retail marketing collateral, adjustments to C-2 zoning, incentives for comparison goods retailers on Park Avenue.

Mayor Anderson addressed the following:

- Comparison shopping (expanded retail) would result in longer visits to Park Avenue and benefit restaurants. There may be a need to relax some regulations that would contribute toward sustaining/expanding retail. He would like to see an illustration of the mix, square footage and frontage of businesses on Park Avenue to be used as a guideline toward the long-term viability of Park Avenue. Commissioner DeCiccio agreed and suggested a review of zoning regulations.

- First floor office use interrupts the retail experience. He suggested finding a way to incentivize office use on the second or third floor and retail on the first floor.
- Big box retail on 17-92. He suggested a different approach for the conditional use process and consideration of an architectural review board for certain uses.
- Orange Avenue and its attractiveness to a specific clientele. Discussion was held on the Orange Avenue Overlay and Orange Avenue, types of uses, nearby greenspace and connectivity. He suggested the health of retail should be considered.

Mayor Anderson suggested members of the commission submit comments to Mr. Knight and accepting the report as an outline of the next steps with the ability to incorporate the above changes into the accepted report.

Commissioner DeCiccio expressed concern about high rents that exclude smaller businesses and asked if anything can be done to impact the rents. Mr. Berne said an aggressive approach is through zoning as it tends to have a moderating effect on rent. Discussion followed on current uses and benefits of mixed uses to businesses, visitors and residents.

Commissioner Sullivan spoke about opportunities to fix West Fairbanks and Orange Avenue, i.e. road diet. He feels it is key to keep zoning codes updated and in tune with business trends. He would like to see changes that would enhance lives of Winter Park residents and to energize and maintain impetus for local businesses to grow.

Mayor Anderson asked staff to circulate to the commission the definition of economic development. He spoke about guiding principles and the importance of incentivizing what is good for residents, which is the underlying reason for economic development.

Consensus was for commission to submit comments or questions to Mr. Knight to be shared and to take further action in the next meeting.

b. Discussion on amending Sec. 58-71 to prohibit the parking of limousine style vehicles within residential zoning districts.

Assistant Director of Planning and Zoning Allison McGillis reviewed code provisions which prohibits commercial and larger vehicles in residential areas but does not address limousines. Staff is recommending regulating vehicles over 25 feet in length the same as RVS, boats and trailer which are allowed in side yards provided they are screened or hidden from view. She responded to questions noting that commercial vehicles are prohibited and that RVs and boats can be parked temporarily if fits on the property.

Commissioner Sullivan and Mayor Anderson shared concerns of adopting an ordinance to address a single situation. Discussion followed on possible language that would allow for temporary parking, require screening for permanent parking, and enforcement.

Consensus was for an ordinance to require that vehicles over 25 feet must be screened.

A recess was held from 6:54 to 7:00 p.m.

c. SR426 FDOT's proposed improvement measures

Engineer Hong Lim advised that FDOT has requested the city's support/opposition for S.R. 426 proposed improvements which will be presented to FDOT tomorrow and additional community meetings will be held prior to the design and engineering phase. He reported resident concerns about ingress/egress from neighbors and bike/ped path and presented table of improvements indicating support, opposition and need for additional information as determined by the commission subcommittee. Items supported include 25 mph pavement markings, all raised crosswalks with pedestrian hybrid beacons, raised pavement markings, bus stop markings, concrete pedestrian barriers, signal timing optimization. He explained the process for traffic warrants for signalized intersections.

Mayor Anderson said alternatives are needed that show a method of getting a bike path even if it results in the loss of a sidewalk on either side of 426. He explained the process for appeal of traffic warrants that would permit traffic signals, and possibly staggered lights at Henkel and Trismen. Discussion was held on pedestrian beacon crossings and suitable locations.

Motion made by Mayor Anderson to approve the concept with revisions: relook at design of section of roadway by Henkel, and push for bike path and signalization and raised crosswalks with pedestrian hybrid signal; seconded by Commissioner DeCiccio.

Pamela Peters, 467 Lakewood Drive, thanked the city for its support and work. She spoke about safety and accidents on Aloma noting that traffic has reached a point that prohibits a safe ingress or egress from their neighborhood and that lack of visibility of cyclists on sidewalk creates a hazard and needs to be looked at by FDOT. She asked for consideration of eliminating left-turns on Alberta and urged the city to push back on warrants and to take back the road if FDOT won't make improvements.

Ben Robinson, 190 Cortland Avenue, said 426 is a dangerous road and appreciates the city's attention to this matter. He asked the city to push for FDOT to look at this from a community standpoint and emphasize improvements for pedestrian and cyclist safety.

Tara Gaffey, 220 Brewer Avenue, spoke about her experience walking and bicycling and expressed appreciation for city's efforts and hopes that FDOT sees the reality of the situation.

David Albertson, 55 Trismen Terrace, thanked the city and FDOT for the opportunity to provide input toward a solution for improvements and said residents will continue on a shared path for moving forward with improvements.

Mrs. Peters pointed out that pedestrian lights are great but do not help residents get in and out of the neighborhood.

Mayor Anderson restated his motion for approval of the spreadsheet with two changes: pedestrian hybrid beacon at all raised intersections and additional design concepts of the roadway between the canal and Osceola Avenue for bike and pedestrian and possibly lights. Commissioner DeCiccio suggested adding that FDOT look at ingress/egress from side streets. Accepted by Mayor Anderson to include in the motion. Upon a voice vote, motion carried unanimously with a 4-0 vote. Commissioner Weaver did not vote.

12) Public Hearings: Quasi-Judicial Matters

13) Public Hearings: Non-Quasi-Judicial Matters

a. ORDINANCE 3275-23 -AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING ARTICLE V OF CHAPTER 102 OF THE WINTER PARK CODE OF ORDINANCES, MODIFYING THE METHOD OF CALCULATION AND COLLECTION OF STORMWATER MANAGEMENT UTILITY FEES; AND PROVIDING FOR CODIFICATION, INCONSISTENCY, SEVERABILITY, AND AN EFFECTIVE DATE. (2nd reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Cruzada to adopt the ordinance; seconded by Commissioner Sullivan. There were no public comments; **seconded by Commissioner Sullivan. Upon a roll call vote Commissioners Sullivan, DeCiccio and Cruzada and Mayor Anderson voted yes. Motion carried unanimously with a 4-0 vote. Commissioner Weaver did not vote.**

14) City Commission Reports

Commissioner Sullivan -

- Suggested adding more native plants in parks that would use less water and be advantageous for birds and butterflies, specifically for Mead Garden.
- Spoke about events at Kraft Azalea Gardens where confetti or flower petals are thrown and asked that the city prohibit them Kraft Azalea Gardens.

Mr. Knight advised there is a policy in place; however, the problem is that weddings are held there without being reserved and knowledge of the policy. When the gardens are reserved through the city, the policy is provided to the renter.

Parks and Recreation Director Jason Seeley spoke about the projects targeted for native plants in Orwin Manor and Jay Blanchard Parks with other areas yet to be identified.

Commissioner DeCiccio –

- Displayed photos showing flooding and impact on failing swales at parking area at MLK park and asked for status on repairs. Director of Public Works and Transportation Charles Ramdatt said an assessment was done with plans to repair in the next month and is a top priority of public works team. He said they have met with engineers and he is confident repairs can be handled in-house and that comprehensive stormwater study and analysis is being done in the basin and to look at flow to Lake Killarney and Lake Maitland.

Commissioner Cruzada -

- Thanked staff for taking care of the road and curb on Golfside Drive.

Mayor Anderson -

- Appointed Matt Johnson and Carmen Dominguez to Construction Board of Adjustments and Appeals.
- Asked that staff provide additional information on parameters for shifting control of a state road and place on the next agenda for discussion.

15) Summary of Meeting Actions

- Received budget presentations.
- Approved Consent Agenda.
- Received EDAB report with questions to be submitted to the city manager prior to the next meeting and place on the next meeting agenda.
- Staff to draft ordinance regulating vehicles over 25 feet in residential areas.
- Approved SR 426 improvements spreadsheet with plan with additions.
- Approved ordinance regarding stormwater management fees.
- Staff to explore opportunities for planting native landscaping in parks.
- Staff to study issues with failing bricks and stormwater issues at the Library and Events Center.
- Received report of Mayor Anderson's appointments to the Construction Board of Adjustment and Appeals.
- Directed staff to research process for taking over state roads.

16) Adjournment

The meeting adjourned at 8:09 p.m.

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Mayor Phillip M. Anderson

ATTEST:

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City Clerk Rene Cranis, CMC