



City Commission Regular Meeting Minutes

January 8, 2025 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Dan Langley and City Clerk Rene Cranis.

- 1. Meeting Called to Order**
- 2. Invocation - Reverend Alison Harrity, St. Richards Episcopal Church**
- 3. Pledge of Allegiance**
- 4. Approval of Agenda**

Mr. Knight recommended withdrawal of the ordinance providing for a mail ballot election on the repeal of the ban on gas powered leaf blowers due to the high cost of a mail ballot election. Consensus was to withdraw the ordinance and have the question on the March 2025 ballot. Commissioner Weaver, as applicant for Item 12a, asked to table his request for historic designation to April 23rd after his term ends.

Motion made by Mayor DeCiccio to approve the agenda excluding Items 12a and 13a, seconded by Commissioner Sullivan. The motion carried unanimously by a 5-0 vote.

5. Mayor's Report

- a. Proclamation - National Certified Registered Nurse Anesthetists Week

Mayor DeCiccio read a proclamation for National Certified Registered Nurse Anesthetists Week, January 19-25. Mike Tran thanked the city for the recognition.

- b. Recognition - Winter Park High School Girls' Volleyball State Championship.

Mayor DeCiccio recognized the Winter Park High School Girls Volleyball team on becoming state champions. Coach Stephanie Gibson thanked the commission for this recognition and commended all team members on achieving all state academics.

6. City Manager's Report

- a. Meeting Schedule - FY 25, Q2

Mr. Knight noted the addition of a billboard swap to the February 13th work session. Commissioner Russell asked that work sessions be scheduled for 3:30 p.m. Agreed by consensus.

7. City Attorney's Report

8. Non-Action Items

9. Public Comments | 5 p.m. or soon thereafter Heard after Item 11b.

Gigi Papa, 1440 Hibiscus Avenue, expressed her disappointment that resolution for historic designation (Item 12a) was removed from the agenda at the request the applicant, Commissioner Weaver, and with it, the ability to make public comment. She expressed concern about the hearing before the Historic Preservation Board, feeling that advisory board members, with requests before the board, act in self-interest.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, December 11, 2024
- b. Approve the following formal solicitations:
 1. American Janitorial, Inc. - RFP1-25 - Janitorial Services.
- c. Approve the following piggyback contracts:
 1. Alan Jay Fleet Sales - Sourcewell Contract #091521-NAF - Cars, Trucks, Vans, SUVs, Cab Chassis, and Other Vehicles; for vehicle purchases during the term of the agreement through November 8, 2025; Amount: \$175,000
 2. Ring Power Systems - Sourcewell Contract #092222- CAT - Electrical energy power generation equipment; for goods on an as-needed basis during the term of the agreement through November 22, 2026; Amount: \$1,000,000
 3. Bayside Dredging LLC - City of Tampa Contract #101100422 - Outfall Maintenance Services - Renewal; for services on an as-needed basis during the term of the agreement through December 14, 2025; Amount \$600,000
 4. Stuart C. Irby Company - OUC Contract #4670-OQ - Padmount Switchgears - Renewal; for services on an as-needed basis during the term of the agreement through December 31, 2025; Amount: \$300,000
 5. Core & Main, LP - City of St. Petersburg Contract #226467 - Water & Wastewater Supplies; for the annual SmartWorks Meter Software as a Service (SaaS) during the term the SaaS agreement through September 30, 2025; Amount: \$128,841.18
 6. Enco Utility Services - FMPA Contract RFP# 2024-209 - Utility Call Center Support Services; for services on an as-needed basis during the term of the agreement through December 31, 2029; Amount: \$250,000
 7. United Rentals - Sourcewell Contract #040924-URI - Rental Equipment; for services on an as-needed basis during the term of the agreement through June 11, 2028; Amount: \$450,000
- d. Approve the following contracts:
 1. FY06-1 - Elizabeth Morse Genius Foundation - Parking Garage Maintenance; for services on an as-needed basis during the term of the agreement through October 1, 2025; Amount: \$80,000

Item 10.d – In response to comments by Mayor DeCiccio, Mr. Knight said staff will check into maintenance, i.e. lighting and painting, of the parking garage. **Motion made by Commissioner Cruzada to approve the Consent Agenda. seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.**

11. Action Items Requiring Discussion

- a. Consideration of request for reduction of code compliance fines - 1260 Whitesell Drive.

Director of Building and Permitting Services Gary Hiatt presented Gary Moore's request for a reduction in code enforcement fines. He reviewed code enforcement fines (\$90,300) and hard costs for maintenance performed by the city totaling more than \$118k which resulted in the city initiating foreclosure proceedings. Mr. Moore submitted payment for the fines and maintenance (approximately \$114k) but it did not include attorney fees of approximately \$94k. Staff is recommending no reduction in fines. If the commission desires to reduce the fines, staff recommends it be tied to the sale of the home.

Mr. Moore explained the circumstances (Hurricane Irma in 2017, COVID) that the caused the property, for which he took responsibility for after his mother passed in 2013 without a will, to be non-compliant which ultimately lead to demolition of the house and foreclosure. He requested reimbursement of costs not incurred by the city and forgiveness of new fines. Code Compliance Manager Susanne Porras reported on code compliance actions and staff efforts to assist Mr. Moore. Mr. Moore clarified that the property never went through probate and discussion was held on options for Mr. Moore to move forward with probate or allow foreclosure and receive a portion of the proceeds from the sale.

City Attorney Langley explained that Mr. Moore would have to get clear title to the property in order to sell. The commission could reduce the fine to a set amount and upon the sale of the property, the city would receive payment of the fines at closing.

Mr. Moore said he would like to speak with an attorney and tax consultant to determine best way to get title to property to enable him to sell. Discussion followed on options available to both the city and Mr. Moore.

Motion made by Commissioner Sullivan to proceed with foreclosure and maintain the fines levied from July 30, 2020 through April 19, 2023 (\$90,300) plus unpaid hard costs (\$3,683.88)

Motion made by Commissioner Weaver to amend the motion to reduce the fines to \$53,800 for the year beginning July 30, 2020 due to COVID. Accepted by Commissioner Sullivan, and motion as amended, seconded by Commissioner Weaver.

Further discussion was held on procedural issues, fines and the amount due to stop foreclosure proceedings. There were no public comments.

Mr. Langley explained that the foreclosure/complaint will have to be amended and refiled if the fines are reduced resulting in additional costs. **By consensus, the motion was amended to continue with the foreclosure without reduction in fines. The motion carried unanimously with a 5-0 vote.**

b. Purchase Agreement for Playhouse Property 711 N. Orange Ave.

Mr. Knight provided the background of the purchase funded through a TDT grant, which will also fund renovations to the building.

Motion made by Commissioner Weaver to approve the purchase agreement (contingent upon an executed final TDT grant agreement with Orange County), seconded by Mayor DeCiccio.

Judith A. Marlowe, Winter Park Playhouse, thanked the city for partnering with the Playhouse to retain the theater in Winter Park.

The motion carried unanimously by a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

a. Resolution 2294-25 - designating the property at 1051 Lake Bell Drive to the Winter Park Register of Historic Places.

Tabled to April 23, 2025 at the request of the applicant.

b. Ordinance amending Article VIII Historic Preservation of Chapter 58, concerning the process and procedures for certificates of review subject to public notice and public hearing, and penalties for unauthorized significant alterations or demolitions. (1st reading)

Attorney Langley read the ordinance by title. City Planning Consultant Jeff Briggs explained the proposed changes to procedures to bring clarification when considering requests for historic designation and for demolition or alternations to designated historic homes, and changes to the roles of the Historic Preservation Board and Code Compliance Board.

Motion made by Commissioner Sullivan to approve the ordinance, seconded by Commissioner Cruzada. (Withdrawn after public comment)

Wendy Brandon, 318 Vitoria Avenue, supported changes that would result in homes that maintain the historic character of historic neighborhoods.

Suzanne Brandon, 218 Vitoria Avenue, supported increased safeguards and proposed penalties but feels the Historic Preservation Board should seek resident input on matters before the board.

Charlie Clayton, 940 Old England Avenue, suggested a work session and expressed that board members should have construction or architectural experience and understand historic preservation.

Margie Bridges, 767 Antonette Avenue, spoke about the need to engage residents/stakeholders/historic home owners to address disinformation among residents in

historic districts. She suggested this be tabled to hold community meetings and receive input from those home owners and other residents.

Trevor Vietor, 325 Vitoria Avenue, said he feels fines disincentivizes property owners to pursue historic designation and that this should be tabled to get input from residents.

Commissioners Cruzada Russell and Sullivan supported tabling to gain input through community workshops. Commissioners Sullivan withdrew his motion.

Motion made by Commissioner Russell to table to hold workshops hosted by city staff, seconded by Commissioner Cruzada.

Mr. Briggs suggested the workshops include all owners of historically designated property owners in addition to residents in the two historic districts. He suggested tabling for 60 days to allow ample time to prepare for and conduct workshops and include owners of historic homes. **The motion was revised to table for 60 days.** Workshops to include all owners of historic homes regardless of historic designation.

The motion as revised carried unanimously by a 5-0 vote.

13. Public Hearings: Non Quasi-Judicial Matters

- a. Ordinance 3327-25 - amending Section 6 of Ordinance 3292-24 to allow for mail in referendum on leaf blowing in the event that the general city election to be held on March 11, 2025 is not needed for the election of commissioners. (2nd reading)

This item was withdrawn under Approval of Agenda.

- b. RESOLUTION 2295-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING A REVISED REFERENDUM BALLOT STATEMENT AND BALLOT SUMMARY FOR THE REFERENDUM AUTHORIZED AND CALLED BY ORDINANCE 3292-24; PROVIDING FOR AN EFFECTIVE DATE.

Attorney Langley read the resolution by title. There were no public comments. **Motion made by Commissioner Cruzada to adopt Resolution 2295-25, seconded by Mayor DeCiccio. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.**

14. City Commission Reports

Commissioner Sullivan –

- Mayor DeCiccio's Coffee Talk is tomorrow morning.

Commissioner Russell –

- Thanked the Parks and Recreation and Fire Departments for seasonal Santa experience.
- Suggested moving Commission Reports to the beginning of the agenda when there is typically a larger audience than at the end of the meeting.

Commissioner Cruzada –

- Echoed Commissioner Russell's appreciation for staff's work on the holiday events.

Commissioner Weaver-

- Asked that the work sessions on January 23rd and February 27th be scheduled for 3-5 p.m. Agreed by consensus

Mayor DeCiccio –

- Thanked everyone for a fabulous Christmas season.

15. Summary of Meeting Actions

- Approved modified agenda.
- Presented proclamation for National Certified Registered Nurse Anesthetists Week.
- Recognized Winter Park High School girls volleyball team as state champions.
Added billboard discussion to February 27th work session. Changed work sessions to begin at 3:30 except January 23 and February 27 to begin at 3:00 p.m.
- Approved Consent Agenda.
- Directed staff to work with Morse Genius Foundation on lighting and painting in the parking garage.
- Directed staff to move forward on foreclosure of 1260 Whitesell Drive.
- Approved purchase of Winter Park Playhouse, 711 N. Orange Avenue.
- Tabled historic designation of 1250 Lake Bell Avenue.
- Tabled ordinance amending historic preservation code for 60 days and directed staff to hold workshops.
- Withdrew ordinance providing for mail ballot election.
- Approved resolution modifying ballot language.

16. Adjournment

The meeting was adjourned at 6:32 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis