



City Commission Regular Meeting Minutes

March 12, 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 Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

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

2. Invocation - Pastor Mark Frenier, Encounter Christian Church

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Mayor DeCiccio to approve the agenda, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.

5. Mayor's Report

Congratulated Commissioner Cruzada on his re-election and thanked Commissioner Weaver for his service. She reported that the ban on gas-powered leaf blowers was repealed, and that the city signed a one-year extension of the lease of parking lot used for holiday parking.

6. City Manager's Report

Congratulated Commissioner Cruzada and thanked Commissioner Weaver for his service. He noted that the parking lease referenced by Mayor DeCiccio will allow the Winter Park High School to use the lot as a fundraiser for parking during the art festival.

7. City Attorney's Report

Congratulated Commissioner Cruzada and thanked Commissioner Weaver for his service. He advised that the city closed on the purchase of the Fairbanks Avenue property.

8. Non-Action Items

9. Public Comments | Heard after public hearings

Luigi Leon, 14771 Eden Creek Blvd., Winter Garden, spoke about the importance of Austin's Coffee in the community and to its patrons.

Liam Gray, 1201 Oxford Road, Maitland, supported Austin's Coffee and asked the city to extend the lease or assist in relocating the business.

Ken Spress, 3211 Dragoon Place, Orlando, asked the city not to convert the Austin's Coffee property for parking and encouraged a compromise to avoid demolition. Mayor DeCiccio pointed out the city is honoring their lease and has no plans to convert the property to parking.

Warren Lindsey, 871 Dixie Parkway, thanked Dr. Price for the donation of property and gave a brief history of the property.

Gigi Papa, 1440 Hibiscus Avenue, asked the city to find a new location for the Benefit Shop. It was noted that Benefit Shop is moving to the Lake Island building and the lease is under negotiation.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, February 26, 2025.
- b. Approve the minutes of the work session, February 27, 2025.
- c. Approve the following piggyback contracts:
 1. JMD Global Developers, Inc. - City of Cocoa Contract #B-21-30-COC-A - Concrete Sidewalks, Curbs & Gutter Construction Services; additional funding for upcoming CRA projects, brick road improvements, and concrete upgrades during the term of the agreement through December 20, 2026; Amount: \$1,200,000
 2. BluSky Restoration Contractors, LLC - Orange County Public Schools Contract #RFP24005 - Emergency Response Disaster Recovery Restoration Remediation; for services on an as-needed basis during the term of the agreement through September 24, 2027; Amount: \$500,000
 3. PCL Construction Services, Inc. - City of Orlando Contract #RFQu24-0024-6 - Rapid Response Construction Services; pre-qualified contractors will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000
 4. Carr & Collier, Inc. - City of Orlando Contract #RFQu24-0024-3A - Rapid Response Construction Services; pre-qualified contractors will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000
 5. Cathcart Construction Company - City of Orlando Contract #RFQu24-0024-1 - Rapid Response Construction Services; pre-qualified contractors will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000
 6. Gibbs & Register, Inc. - City of Orlando Contract #RFQu24-0024-3B - Rapid Response Construction Services; pre-qualified contractors will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000
 7. J. Malever Construction Company, Inc. - City of Orlando Contract #RFQu24-0024-5 - Rapid Response Construction Services; pre-qualified contractors

will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000

8. Schuller Contractors, Inc. - City of Orlando Contract #RFQu24-0024-7 - Rapid Response Construction Services; pre-qualified contractors will be requested to bid on projects for services on an as-needed basis during the term of the agreement through February 9, 2027; Amount: \$400,000
 9. Gresco Utility Supply Inc. - City of Ocala Contract # ELE/190961 - Transformer Supply and Delivery Services - Renewal; for services on an as-needed basis during the term of the agreement through July 5, 2025; Amount: \$200,000
 10. Fausnight Stripe & Line, Inc. - Seminole County Contract #IFB-604562-23LNF - Roadway Markings, Striping & Brick Surfacing; additional funding for services on an as-needed basis during the term of the agreement through August 28, 2026; Amount: \$200,000
 11. Xylem Dewatering Solutions, Inc. - Florida Sheriff's Association Contract #FSA23-EQU21.0 - Equipment: Mobile Pump; for goods on an as-needed basis during the term of the agreement through September 30, 2025; Amount: \$450,000
- d. Approve the following contracts:
1. Faster Asset Solutions - Fleet Management Software as a Service (SaaS) Agreement; Amount: \$135,000
 2. RFP2-23 - Foundation Risk - Liability Insurance Agent/Broker of Record - Renewal; for services on an as-needed basis during the term of the agreement through March 19, 2026; Amount: \$1,850,000
- e. Approve the following purchases:
1. ABM Industries Group, LLC - Janitorial Services & Equipment; Amount: \$750,000

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

11. Action Items Requiring Discussion

- a. Donation of property located at 1825 Gipson Green Lane for a park.

Mr. Knight provided the background of Dr. Alan Price's donation of property to be used in perpetuity as a park which Dr. Price has agreed to maintain at this time. Dr. Price, 1831 Gipson Green Lane, said he anticipates the property will be used as it is currently, primarily by neighborhood residents. There were no public comments

Motion made by Commissioner Cruzada to accept the donation, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

- b. Non-Profit Grant Program

Director of Office of Management and Budget Peter Moore said the policy has been revised to include changes recommended in the work session and suggested by

Commissioner Sullivan following the work session: clarify the eligibility restrictions of for-profit organizations and provide that social activities must be open to the public.

Mayor DeCiccio spoke about the reduction/elimination of federal or state grants and impact on the city's budget and suggested tabling until budget discussions. Mr. Moore suggested tabling for one year due to time constraints to adopt policy and move through the application process for FY26

Motion made by Commissioner Cruzada, seconded by Commissioner Weaver to delay for one year. Discussion ensued on the budget, funding allocation, timing, and application process and review. **Motion was amended by Commissioner Cruzada and accepted by Commissioner Weaver to delay for six months.**

Gigi Papa, 1440 Hibiscus Avenue, suggested funding should benefit all Winter Park residents.

Motion carried unanimously.

12. Public Hearings: Quasi-Judicial Matters

- a. 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) **Tabled from January 8, 2025. Request from Staff to table to May 14th.**

Attorney Ardaman read the ordinance by title. **Motion made by Commissioner Weaver to table the ordinance to May 14, 2025, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.**

- b. Ordinance 3332-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING AN UNIMPROVED 50 FOOT-WIDE PORTION OF THE CYPRESS AVENUE RIGHT OF WAY DEDICATED BY THE PALMETTO COMPANY'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID PORTION TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED AS BEING SITUATED BETWEEN ORANGE COUNTY FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-01-600 TOGETHER WITH PARCEL 12-22-29-6600-01-601 ON THE WEST AND FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-01-630 ON THE EAST AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE (2nd reading)

Attorney Ardaman read the ordinance by title. **Motion made by Commissioner Weaver to adopt Ordinance 3332-25, seconded by Commissioner Cruzada. 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.**

- c. Request of Presbyterian Retirement Communities, Inc. to re-establish the Conditional Use approval, which expired in November 2018, for the amended 16,650-square foot Lifelong Learning Center addition to the Winter Park Towers facility, located at 1111 S. Lakemont Avenue, zoned R-4.

Senior Planner John Harbilas presented this request which is recommended for approval by staff.

Motion made by Commissioner Weaver to approve this request, seconded by Commissioner Sullivan.

Steve Breitbiel, 1946 Gunn Road, expressed concern about the density of this property and the resulting additional stormwater run-off and flooding with an additional building.

David Johnston, resident of Westminster Towers, spoke about the importance of this addition to its residents.

Rebecca Wilson, attorney representing the applicant, addressed stormwater concerns, stating a portion is already pervious and a new stormwater pond will be built and noted the density is almost 50% below the allowed floor area ratio.

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.

13. Public Hearings: Non-Quasi-Judicial Matters

14. City Commission Reports

Commissioner Russell –

- Reported that the safety video for e-scooters and e-bikes is on social media.

Commissioner Cruzada –

- Expressed his gratitude for the support he received during the election.

Commissioner Weaver –

- Expressed appreciation for members of the commission.
- Said he feels the Chamber is actively working against the commission and suggested the city consider buying out the Chamber's lease for city space. Attorney Ardaman reviewed the lease regarding subletting or assignment of the lease and the city's rights under those provisions. Discussion followed and Commissioners Cruzada, Sullivan and Weaver requested the city attorney research the provisions.

15. Summary of Meeting Actions

- Received reports from the Mayor, City Manager and City Attorney.
- Approved Consent Agenda.
- Approved agreement for donation of park at Gipson Green Lane.
- Tabled non-profit grant program for six months.
- Tabled ordinance amending the historic preservation code to May 12th.
- Adopted ordinance vacating a portion of Cypress Avenue.
- Approved re-establishment of conditional use for Westminster Towers.

- Directed City Attorney to research Chamber Lease provisions regarding subletting or assignment.

16. Adjournment

The meeting adjourned at 4:58 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis