



City Commission Regular Meeting Minutes

June 11, 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 Warren Lindsey; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Dan Langley 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 Greg McClellan, Action Church

3. Pledge of Allegiance

4. Approval of Agenda

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

5. Mayor's Report

a. Winter Park Sidewalk Art 2025 Festival Best of Show Presentation

Amy Thrasher, co-president of 66th Winter Park Sidewalk Art Festival, presented the 2025 Best of Show, a drawing titled "Suburbandale" by R. Michael Wommack.

b. Presentation - Dr. Fayshonda Cooks, UCF College of Nursing

Sam Oliver and Skylar Crawford, UCF College of Nursing students, gave a presentation on community mental health issues and awareness strategies.

c. Juneteenth Proclamation

Mayor DeCiccio read a proclamation recognizing Juneteenth. Representatives from Winter Park Library and Equity Council Corp. accepted the proclamation and spoke about Juneteenth weekend events.

d. Pride Month Proclamation

Mayor DeCiccio read and presented the proclamation declaring June as Pride Month to Thor Falk, Winter Park Pride Project founder, who thanked the commission for the proclamation.

e. Electric Utility 20th Anniversary Presentation

- Proclamation
- Power Shift Video Presentation
- Florida Municipal Power Association (FMPA) Reliability Award
- Florida Municipal Electric Association (FMEA) Safety Award

Mayor DeCiccio read a proclamation declaring June 11, 2025, Winter Park Electric 20th Anniversary Day. City Manager Randy Knight spoke about the success of the electric utility and recognized those that supported the acquisition in 2005. A video was shown documenting the history of the electric utility. Director of Electric Utility Jamie England spoke about the electric utility department, team and goals. Florida Municipal Power Association General Manager and CEO Jacob Williams presented the city with several reliability awards. Florida Municipal Electric Association Director of Member Services Elizabeth Bendele presented its Safety Award for achieving a perfect safety record.

6. City Manager's Report

7. City Attorney's Report

Attorney Langley announced that City Attorney Kurt Ardaman has been named the Paul S. Buchman City Attorney of the Year by the Florida Municipal Attorney's Association.

8. Non-Action Items

9. Public Comments | Heard after public hearings

Madison Kaiser, 268 Blossom Lane, said she feels there was no reason for the city to purchase the Austin's Coffee property and that further study is needed.

Lee Rambeau Kemp, 1359 Chapman Circle, expressed her appreciation for the city's celebrating diversity in Winter Park and recognizing the city's history.

Jane Hursh, 628 Dunblane Drive, co-president of Orange County Chapter of League of Women Voters, thanked the city for the proclamations for Juneteenth and Pride Month.

Stephanie Breske, 640 Berwick Drive, feels the Pride proclamation creates division and suggested the message should be that the city values all residents and visitors.

Gigi Papa, 1440 Hibiscus Avenue, spoke against the Pride proclamation and all political proclamations and banners.

John Belloma, 337 Road, spoke about pride and opposed allowing "pride" on any flags.

David Williams, 209 Tyree Lane, spoke about failed stormwater systems and flooding in his neighborhood and opposed the Planning and Zoning Board's recommendation to approve a request to create three residential lots that will change the character of his neighborhood.

Anonymous speaker, 1702 N. Rockledge, suggested creating a space for art and music to replace Austin's Coffee.

10. Consent Agenda

- a. Approve the minutes of the regular meeting, May 28, 2025.
- b. Approve the following piggyback contracts:
 1. Fisher Scientific - OMNIA Partners #2021002889 General Lab Supplies; For purchasing lab supplies and materials for the Water & Wastewater Department. Contract Term: Through June 30, 2029; not to exceed \$200,000.
 2. Harrington Industrial Plastics LLC - GSA #47QSWA23D008S Industrial Products and Services; For purchasing industrial water treatment products and assisting city staff with services. Contract Term: Through August 9, 2028; not to exceed \$150,000.
 3. Stuart C. Irby Company - Orlando Utilities Commission #4979-1 OQ - Wire and Cable; For purchasing wire and cables for City support and inventory purposes. Contract Term: Through June 14, 2026; not to exceed: \$1,000,000.
 4. Hale Innovation, LLC - Seminole County #RFP-604788-24/TLR Grant Consulting Services; Requesting additional funding for consulting services to assist and support City staff with grant applications. Contract Term: Through November 11, 2027; not to exceed: \$250,000.
 5. Control Technologies, Inc. - FDOT #DOT-ITB-24-9098-SJ FDOT Approved Products List (APL) Traffic Equipment; For purchasing traffic control materials in preparation for the upcoming hurricane season. Contract Term: Through June 5, 2026; not to exceed: \$200,000.
 6. Fire Facilities, Inc. - H-GAC #MB11-20 New/Leased Modular Buildings and Shelters; For the purchase of a modular fire training building for use by the Fire Department in support of training operations. Contract Term: Through October 31, 2025; not to exceed: \$1,100,000.
- c. Approve the following contracts:
 1. RFQ7-22 - Kisinger Campo & Associates, Corporation - Transportation Planning & Engineering Services; For professional consulting services to support city staff with active and potential future projects. Contract Term: Through June 14, 2026.
 2. RFP8-24 - A Budget Tree Service, Inc. - Tree Pruning and Removal Services; For contracted services to support the City with tree pruning and removal. Contract Term: Through June 14, 2026; not to exceed \$1,200,000.
 3. RFQ7-24 - Southeastern Surveying & Mapping Corporation - Professional Survey Consulting Services; For professional consulting services to support city staff with active and potential future projects. Contract Term: Through June 9, 2026.

4. RFQ7-22 - Kimley-Horn & Associates, Inc. - Transportation Planning & Engineering Services; For professional consulting services to support city staff with active and potential future projects. Contract Term: Through June 2, 2026.
5. RFQ7-23 - Terracon Consultants, Inc. - Geotechnical & Environmental Consulting Services; For professional consulting services to support city staff with active and potential future projects; Contract Term through May 5, 2026.
- d. Budget Amendment and Purchase of horizontal directional drilling equipment to replace existing equipment; Vermeer Southeast Sales & Service, Inc. - Florida Sheriffs Association Contract #FSA23-EQU21.0: Equipment; Amount: \$600,000

Commissioner Lindsey asked about funding for Item 10.b.6. Mr. Knight confirmed that \$500k would be funded by a grant. There were no public comments.

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

11. Action Items Requiring Discussion

- a. Rollins College Softball Stadium Contract Revision

Director of Parks and Recreation Jason Seeley provided the history of previous agreements and noted that changes have been made since publication of the agenda packet. Attorney Langley reviewed the changes: provides for an initial term of 25 years with one 15-year extension, provided both parties agree to the extension; removes provision for early termination by either party. It also clarifies provisions for temporary signage, temporary access to and use of the laydown yard and that Rollins is responsible for costs for construction improvements and maintenance; and that the city is not obligated to make further investment in improvements. Rollins has accepted these changes.

Sam Stark, Rollins College Vice President of Athletics, Communications and External Relations, thanked the city for their commitment to this agreement.

Gigi Papa, 1440 Hibiscus Avenue, asked for Rollins' policy on the use of this facility for women's sports and was advised to ask Rollins directly.

Motion made by Commissioner Cruzada to approve the agreement with the revisions outlined by the city attorney, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

- a. ORDINANCE 3337-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, APPROVING AND AUTHORIZING THE LEASE OF CERTAIN PROPERTY TO WINTER PARK BENEFIT SHOP ASSOCIATION, INC., FOR THE OPERATION

OF ITS BENEFIT SHOP, WHICH PROPERTY IS LOCATED AT 450 HARPER STREET, WINTER PARK, FLORIDA; PROVIDING FOR CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE. (2nd reading)

Attorney Langley read the ordinance by title. There were no public comments.

Motion made by Commissioner Cruzada to adopt Ordinance 3337-25, seconded by Commissioner Sullivan. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

b. Request of Toren Veigle to:

- ORDINANCE 3334-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.31 ACRES OF REAL PROPERTY LOCATED AT 687 HAROLD AVENUE ALONG WITH APPROXIMATELY 0.2 ACRES OF RIGHT-OF-WAY OF HAROLD AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd Reading)
- ORDINANCE 3339-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 687 HAROLD AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN. (2nd reading)
- ORDINANCE 3340-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 687 HAROLD AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd Reading)

Attorney Langley read the ordinance by title. There were no public comments.

Motion made by Commissioner Sullivan to adopt Ordinance 3334-25, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Cruzada to adopt Ordinance 3339-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Cruzada to adopt Ordinance 3340-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

c. Request of the City of Winter Park:

- ORDINANCE 3341-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH SINGLE-FAMILY FUTURE LAND USE ON THE ANNEXED PROPERTIES AT 443 EAST KINGS WAY, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 STONEHURST ROAD AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.. (2nd Reading)
- ORDINANCE 3342-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH SINGLE-FAMILY (R-1AA) ZONING ON THE ANNEXED PROPERTIES AT 443 EAST KINGS WAY, 1808, 1811, 1815, 1819, 1906, 1907, 1910, 1914, 1915, 1918, 1919, and 1923 STONEHURST ROAD, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (2nd Reading)
- ORDINANCE 3343-25- AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING THE WESTERN AND EASTERN 17.5 FEET PORTIONS OF STONEHURST DRIVE DEDICATED BY STONEHURST ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID PORTION TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.. (2nd Reading)

Attorney Langley read the ordinances by title. There were no public comments.

Motion made by Commissioner Sullivan to adopt Ordinance 3341-25, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Russell to adopt Ordinance 3342-25, seconded by Commissioner Lindsey. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Cruzada to adopt Ordinance 3343-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada, Lindsey 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 Cruzada -

- Thanked city staff for their work on the wall on the north side of Aloma.

Commissioner Lindsey -

- Thanked Mayor DeCiccio for her leadership and promoting Winter Park as a place that is kind and inclusive, and where people can come and feel safe, dignity and respect. (amended per June 25, 2025 motion)
- Appointed Nikki Seybold to the Lakes and Waterways Board.
- Noted that the Orange County Property Appraiser's taxable value estimate will result in a 6.6% increase in property tax revenue to the city.
- Spoke about the construction issues at the Library and Events Center and suggested engaging a construction law expert to pursue litigation. (To be placed on the next agenda for discussion.)
- Announced that the tourist development tax grants were awarded to Albin Polasek Museum and Blue Bamboo.
- Received a letter from resident, Ben Merbler, requesting a celebration or tribute for Memorial Day.

Mayor DeCiccio -

- Spoke about the construction issues at the Library and Event Center and efforts and process to work with the contractor to correct issues.

15. Summary of Meeting Actions

- Accepted Best of Show artwork from the Sidewalk Art Festival.
- Heard a presentation from UCF College of Nursing students.
- Presented proclamations for Juneteenth and Pride month.
- Celebrated the 20th Anniversary of the electric utility.
- Kurt Ardaman will be receiving City Attorney of the Year.
- Approved the Consent Agenda.
- Approved Rollins College agreement for softball stadium with revisions.
- Adopted ordinance authorizing lease of Winter Park Benefit Shop.
- Adopted annexation, land use and zoning ordinances for 687 Howard Avenue.
- Adopted land use and rezoning ordinances for Stonehurst properties and an ordinance abandoning Stonehurst Road.
- Commissioner Lindsey appointed Nikki Seybold to the Lakes and Waterways Board.

- Update on issues related to the Library and Events Center will be on the next agenda.
- Received report on the award of TDT funds to Polasek Museum and Blue Bamboo.

16. Adjournment

The meeting adjourned at 5:29 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis