City Commission
Regular Meeting Minutes

June 25, 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 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 - Reverend Alison Harrity, St. Richard's Episcopal Church

3. Pledge of Allegiance

4. Approval of Agenda

5. Mayor's Report

a. Proclamation for Lakes Appreciation Month in July

Mayor DeCiccio read the proclamation for Lakes Month, July 2025. Dan Barber, Lakes Specialist, spoke about Lakes Month activities and thanked the city team for their work.

6. City Manager's Report

a. Update on Library and Events Center

Mr. Knight advised that staff have been working with the contractor to resolve issues at the Library and Events Center. To preserve the city's rights, the City Attorney has been directed to put the contractor on notice of the city's intent to pursue legal action if the issues are not resolved by the deadline

b. Advisory board attendance

Assistant City Manager Michelle del Valle spoke about the process of addressing board member absences. Going forward, the city clerk's office will notify the appointing mayor/commissioner when a board member has missed two consecutive meetings or four meetings to provide them with an opportunity to contact the board member about their attendance.

7. City Attorney's Report

Mr. Ardaman reported on new legislation that requires administrative approval of plats and responded to questions regarding Library and Events Center.

8. Non-Action Items

9. Public Comments | Heard after Item 12c

Michael Dively, 1210 Raintree Place, distributed and summarized the annual report on the Splash, Float, Swim Program. He thanked city staff and the commission for their ongoing support and suggested expanding the free program to pre-teens.

Thomas Clark Richardson, 1321 Lindenwood Lane, supported the program's expansion to pre-teens and urged full funding for all children.

10. Consent Agenda

a. Approve the minutes of the regular meeting, June 11, 2025.
b. Approve the minutes of the work session, June 12, 2025.
c. Approve the following piggyback contracts:
   1. Truist Bank - School District of Lee County #N237429DG Banking and Financial Services; To support the City's purchase card (p-card) program with banking and financial services. Contract Term: Through June 26, 2028.
   2. Dade Paper & Bag, LLC - OMNIA Partners #152611 - Comprehensive Operational and Janitorial Supplies and Solutions; For purchasing inventory and janitorial supplies on an as-needed basis. Contract Term: Through May 31, 2027; not to exceed: $150,000.
   3. Dell Marketing L.P. - Midwestern Higher Education Compact (MHEC) #MHEC-04152022 - End User Computing & Peripherals, Device Lifecycle Management; For purchasing technology products and services to support city staff and operations. Contract Term: Through June 30, 2029; not to exceed: $500,000.
   4. Everglades Equipment Group - Brevard County #B-5-24-18 - Agriculture Equipment OEM Replacement Parts. For purchasing OEM products for existing city equipment. Contract Term: Through March 30, 2029; not to exceed: $100,000.
   5. Water Company of America - Polk County #2024-073 - Review of Unbilled or Mis-billed Utility Services; For services to analyze the City's utility billing accounts. Contract Term: Through September 16, 2029; not to exceed: $40,000.
d. Approve the following contracts:
   1. IFB23-22 - D&A Construction Group, Inc. - Continuing Concrete Services; For contracted services to support city staff; Contract Term: Through June 1, 2026; not to exceed: $350,000. (Removed at staff's request)

2. IFB24-24 - Modern Plumbing Industries, Inc. Plumbing Services; Request for additional funding for contracted services to support city operations. Contract Term: Through November 14, 2025; not to exceed: $350,000.
3. RFP8-24 - The Davey Tree Expert Company - Tree Pruning and Removal Services; For contracted services to support the City with tree pruning and removal. Contract Term: Through July 7, 2026; not to exceed $1,000,000.
4. IFB20-22 - Tom's Sod Services, Inc. - Purchase, Delivery & Installation of Sod; For contracted services to support city staff and operations. Contract Term: Through July 13, 2026; not to exceed: $400,000.

Mr. Knight removed Item 10.d.1. Commissioner Lindsey pulled c.1 and 5 and d.3 for clarification. Mr. Knight explained the p-card program, unbilled billing services and tree removal services contract.

Commissioner Lindsey asked to amend the June 11 minutes, clarifying his first commission comment to state that he thanked Mayor DeCiccio for her leadership and promoting Winter Park as a place that is kind, inclusive and a place where people come and feel safe, dignity and respect.

Motion made by Commissioner Lindsey to approve the Consent Agenda, excluding Item d.1 and including the amendment to the June 11 minutes, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

11. Action Items Requiring Discussion

a. Reconsideration of the Condition of Approval for Resolutions Nos. 2298-25 and 2299-25 along with the FDOT Local Agency Program and Local Funding Agreement for the Hungerford Elementary Safe Routes to School

Director of Public Works and Transportation Charles Ramdatt reviewed the history of the resolutions and agreements for the Hungerford Safe Routes to School Project, the city's contribution and the ability to withdraw from the project if there is a funding shortfall. While FDOT will not modify the agreement, they did provide assurance that they would help to secure additional funding if there were significant cost overruns, so the city would not be responsible for anything over the amount designated in the resolutions and agreements. Discussion followed on the project's importance, costs and funding. There were no public comments.

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

b. Parks & Recreation Fee Waiver Policy

Director of Parks and Recreation Jason Seeley provided the background of the city's policy and reviewed key points of the policy. He presented the current city event list and fee waiver list noting the events (WP Sports Association Hall of Fame Ceremony, WP Chamber Cheers to You, and WP Best of Winter Park) and fee waivers (WP Rotary Denim and Dazzle, WPHS Foundation Annual Restore the Roar, Kids Beating Cancer) that would be removed from the list under the policy but could be grandfathered in. He explained that under the policy, events must be open to the public without the requirement to purchase a ticket to attend. There was some discussion that ticketed events should not qualify as a city event since the event would not be open to the public without a ticket.

Commissioner Sullivan supported the removal of three events noted by Mr. Seeley. Commissioners Russell and Lindsey opposed removing those events from the city events and fee waiver list. Discussion was held about the event list and the process for adding and removing events from the list. Commissioner Cruzada suggested adding the removal process to the policy. There were no public comments.

Motion made by Mayor DeCiccio to approve all the events on the city event list and fee waivers and that the Parks and Recreation Advisory Board recommend a policy for removing events when they no longer meet the criteria, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

a. Request of Benjamin Partners, LTD:

- RESOLUTION 2301-25 - A RESOLUTION OF THE CITY COMMISSION OF THE OF WINTER PARK, FLORIDA, ADOPTING AMENDMENTS TO THE FOURTH AMENDMENT TO THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE RAVAUDAGE DEVELOPMENT AS ORIGINALLY ADOPTED ON NOVEMBER 10, 2014, PROVIDING FOR, CONFLICTS, SEVERABILITY AND EFFECTIVE DATE.
- Ordinance - Changing the Low Density Residential Future Land Use designation to an Orange County Planned Development Future Land Use designation on the property located at 1101 Lewis Drive (1st Reading).
- Ordinance - Changing the Low Density Residential (R-2) District Zoning to Orange County Planned Development (OC PD) District Zoning on the property located at 1101 Lewis Drive (1st Reading).

Attorney Ardaman read the resolution and ordinances by title. Director of Planning and Zoning Allison McGillis presented these requests. The Planning and Zoning Board recommended approval. There were no public comments.

Motion made by Commissioner Sullivan to adopt Resolution 2301-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Sullivan to approve the ordinance changing the future land use, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Sullivan to approve the ordinance changing the zoning, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

b. Request of David Rasmussen:

- Ordinance - Rezoning the property at 2260 Hawick Lane from single-family (R-1A) to low-density residential (R-2) (1st Reading).
- Subdivide the property at 2260 Hawick Lane into three 50-foot-wide lots that meet the minimum lot sizes to build three single-family homes.

Attorney Ardaman read the ordinance by title. Mrs. McGillis reviewed the rezoning and subdivision requests. The Planning and Zoning Board recommended approval with conditions relating to tree preservation and removal and requiring each parcel to have an individual lift station, a separate force main discharge line and individual utility taps at the right-of-way, or connection to city sewer at the owner's expense.

Director of Water and Wastewater Utility David Zusi expressed preference for connection to city sewer as opposed to lift stations, which are dependent on engineering and topography of the lot. Attorney Ardaman clarified that if it is not feasible, then lift stations are required for each lot.

David Williams, 209 Tyree Lane, expressed his opposition to this request and his concern about stormwater retention and flooding in the neighborhood. Mrs. McGillis advised that each lot must have its own stormwater retention that meets code requirements.

Motion made by Commissioner Lindsey, seconded by Commissioner Russell, to approve the rezoning ordinance and subdivision request with the following conditions:

- **Preservation of the four front-yard oak trees and the 32-inch oak in the rear of the eastern lot; and the removal of the damaged 42-inch oak tree in the right-of-way in accordance with code requirements.**
- **The applicant shall connect the lots to city sewer, at their own expense, and if it is not feasible due to engineering, then each new parcel must include its own individual lift station and separate force main discharge line with individual utility taps installed at the right-of-way.**

Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

c. Request of Cory Kroeger:

- Ordinance - Annexing approximately 0.50 acres of real property located at 874 Jackson Avenue. (1st Reading)

- Ordinance - Establishing Commercial Future Land Use on the annexed property and to indicate the annexation on the other maps within the Comprehensive Plan. (1st Reading)
- Ordinance - Establishing Commercial (C-3) zoning on the annexed property. (1st Reading)

Attorney Ardaman read the ordinance by title. Planner Nick Lewis presented these requests for annexation, future land use and rezoning. The Planning and Zoning Board recommended approval. There were no public comments.

Motion made by Mayor DeCiccio to approve the annexation ordinance, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

Motion made by Mayor DeCiccio to approve the future land use ordinance, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

Motion made by Mayor DeCiccio to approve the zoning ordinance, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. Motion carried unanimously by a 5-0 vote.

A recess was held from 5:26 to 5:37 p.m.

13. Public Hearings: Non-Quasi-Judicial Matters

a. Ordinance - Amending Chapter 58 “Land Development Code”, Article III, “Zoning Regulations” Subsection 58-71 through 58-83 so as to add provisions relating to the adoption of updated design standards for the Central Business District/West New England Avenue, Morse Boulevard, and the Orange Avenue Overlay District (1st Reading).

Attorney Ardaman read the ordinance by title. Mrs. McGillis provided the background leading to the design standards recommended by the Design Guidelines Ad Hoc Committee. Alex Stringfellow, Urban Design Advisor to the city, reviewed architectural styles and proposed locations, application processes and administration, building elements and details. Options are to adopt the ordinance with contemporary architecture (Option 1) or without (Option 2), as is recommended by the Planning and Zoning Board.

Discussion followed on allowing contemporary architecture in all areas or excluding OAO. Mr. Stringfellow noted there are additional controls that would protect a traditional scale. Mrs. McGillis said either option requires projects to meet compatibility standards, but option one provides more flexibility.

There were no public comments. **Motion made by Commissioner Sullivan to approve the ordinance with Option 1, allowing contemporary architecture, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey voted yes and Mayor DeCiccio voted no. The motion carried by a 4-1 vote.**

b. Ordinance - Implementing reasonable time, place, and manner restrictions on protests, demonstrations, and similar activities near the Winter Park Library and Events Center (1st Reading)

Attorney Ardaman read the ordinance by title. City Attorney Dan Langley explained that the Library and Events Center sits on a portion of park land but does not operate as a park. Because of the current environment with the potential for protests protected by the First Amendment, there is a need to make the distinction between park land and the Library and Events Center boundaries. The entire property is a single parcel and does not set those boundaries. This ordinance creates a boundary with reasonable time, place, manner restrictions on protests and demonstrations in areas that would interfere with operations of the Library and Events Center but would be allowed on other portions of the property in the park, and on public sidewalks adjacent to Morse Blvd. and Harper Street. This ordinance does not apply to activities during an active election.

Mr. Knight added that this would protect the users and patrons of these venues from unrelated disturbances to their event and use of the facility.

Commissioner Sullivan said he believes this ordinance is a violation of First Amendment rights, is too broad and should be more narrowly defined if this moves forward. Mr. Langley said the boundaries could be changed, but said the parking facilities were included for pedestrian and vehicle safety and accessibility. He added that this is intended for large demonstrations or protests, not to prohibit individuals from expressing themselves while walking in the parking lots.

Commissioner Russell expressed his appreciation for the efforts in drafting this ordinance which he feels shows the city is committed to free speech while balancing the interest of public welfare and safety.

Commissioner Cruzada asked about the Supreme Court and Federal law. Mr. Langley said the ordinance was drafted in compliance with current law. Commissioner Cruzada supported the ordinance.

Commissioner Lindsey agreed with Commissioner Sullivan and strongly opposed the ordinance. He said there are current laws to address disorderly conduct, trespassing and other violations. He feels this violates the First Amendment, the language is too vague, subject to interpretation, i.e., demonstrations, similar activity, normal political activity, spontaneous speech acts, and does not establish the proper boundaries. He expressed concern about the application, particularly regarding the issuance of trespass warnings.

Mayor DeCiccio asked Mr. Langley to respond to the comments. Mr. Langley explained the Supreme Court ruling which allows governments to regulate reasonable time, place and manner and basis for language. He said the boundaries could be revised to exclude parking areas and include only the buildings. Discussion followed on the proposed language, boundaries and need to clarify language

Motion made by Commissioner Russell to table to July 9th and provide suggestions and corrections, seconded by Commissioner Sullivan.

Mr. Langley responded to additional questions stating the ordinance is based on case law, not other ordinances. He noted that patrons of the events center or library do not have the authority to remove people from government/public property.

Commissioner Sullivan asked to be provided with specific instances of disturbances to determine the severity of the problem and the need for the ordinance.

Mayor DeCiccio said she feels the ordinance is setting the boundaries for safe access by visitors to the facilities, not to stifle demonstrations.

Motion carried by a 4-1 vote. Commissioner Cruzada voted no.

14. City Commission Reports

Commissioner Sullivan
- Reported on the Howell Branch Preserve and retention pond clean-up event. He showed the conceptual plan of the retention area and outlined proposed improvements, which the Winter Park Land Trust is considering funding a portion of the cost.

Commissioner Russell -
- Thanked the Parks and Recreation Department for supporting the pickleball tournament at Cady Way which raised funds for backpacks.
- Congratulated Pastor Weaver Blondin on his tenth pastoral anniversary.
- Spoke about the conditions at the dog park: lack of water and dead trees on the walking trail. Staff to inspect conditions.

Commissioner Lindsey -
- Recognized the success of the grand opening of the Blue Bamboo Center for the Arts and Walker Construction for completing the project in time for the opening.
- Noted that staff will be researching whether to charge higher rates for non-resident water customers, which would increase revenue.

Mayor DeCiccio -
- Spoke about the need to activate Seven Oaks Park and suggested releasing an RFP to solicit ideas to activate the building pad as previously approved. Staff to draft and present RFP for approval.

15. Summary of Meeting Actions

- Presented a proclamation for Lakes Appreciation Month.
- Received update on the issues with the Library and Events Center.
- Received update on Board Attendance policy.
- Approved the Consent Agenda with amendments to the June 11th minutes.

- Approved agreements with FDOT for the Hungerford Safe Routes to School project.
- Approved the Parks and Recreation fee waiver policy and grandfathered city event list. Staff to prepare policy on removal of events from the list.
- Adopted Resolution 2301-25 and ordinances relating to Ravaudage and 1101 Lewis Drive.
- Approved rezoning and subdivision of 2260 Hawick Lane.
- Approved annexation, land use and zoning for 874 Jackson Avenue.
- Approved ordinance amending design standards including contemporary architecture.
- Tabled ordinance relating to protests and demonstrations.
- Staff to check on conditions at the dog park.
- Staff to draft and present an RFP for activation of the building pad at Seven Oaks Park.

16. Adjournment

The meeting adjourned at 7:18 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis