



City Commission Regular Meeting Minutes

August 27, 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 - Maria Bryant

Ms. Bryant performed the National Anthem and Amazing Grace.

3. Pledge of Allegiance

4. Approval of Agenda

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

5. Mayor's Report

a. Welcome - Rollins College President Brooke Barnett

Mayor DeCiccio welcomed President Brooke Barnett to the city. President Barnett expressed her appreciation for being in Winter Park and expressed her desire to work closely with the city and residents.

b. Welcome - Winter Park High School Principal Dr. Michael Meechin

Mayor DeCiccio introduced Dr. Michael Meechin, new principal of Winter Park High School. Dr. Meechin spoke about the years of tradition and excellence of WPHS and upon questioning, committed to continuing videos to promote scooter and electric bicycle safety.

c. Summer Youth Employment Program Participants FY2025

Assistant Director of Economic Development/CRA Kyle Dudgeon provided information on the program and introduced Allen Graham, Recreation Coordinator, who expressed his appreciation for the city's support of this program. Mr. Dudgeon recognized this year's participants.

6. Citizen Budget Comments

Steven Pategas, 1425 Berkshire Avenue, President of Orwin Manor Homeowners Association, spoke about Orwin Manor's gateway arches and requested funding to replace the arches at an estimate of \$150k and provided additional information on the association's work.

7. City Manager's Report

a. Orange County Redistricting Update

Mr. Knight reviewed the maps being considered by the redistricting committee; two of which will be forwarded to the Orange County Commission for approval. He will provide another update after tomorrow's committee meeting. Mayor DeCiccio spoke about the benefits of Winter Park being in the same district as like communities. Members of the commission presented their map preferences and proposed changes, with agreement to select, as first preference, Map 4 (Callan -2) with expansion at the northeast corner to include the Full Sail campus and to Goldenrod Road, followed by Map 7a (Henry-2) modified to include all of incorporated Winter Park.

Mr. Knight advised that three decorative streetlights with different lighting levels have been installed at the corner Whipple and New York Avenue and asked for input to determine which will be installed on Park Avenue.

8. City Attorney's Report

Mr. Ardaman advised the tolling agreement for the library repairs has been signed, extending the deadline to January 30, 2026.

9. Non-Action Items

a. Red Light Camera Survey

Police Chief Tim Volkerson presented results of the State-required survey and responded to questions regarding additional cameras and the impact on safety and accidents. Travis Lundquist, Operations Enforcement Specialist, explained the process for responding to receipt of violations. There were no public comments.

10. Public Comments | 5 p.m. or soon thereafter

11. Consent Agenda

- a. Approve the minutes of the regular meeting, August 13, 2025.
- b. Approve the minutes of the work session, August 14, 2025.
- c. Approve the following formal solicitations:
- d. Approve the following piggyback contracts:
 1. Vehicle Service Group, LLC - GSA #GS-07F-294AA -Transportation & Logistics Services Motor Vehicle (non- Combat) and Industrial; For the purchase and installation services for a vehicle lift to support Fleet Division operations. Contract Term: Through June 30, 2028; Not to Exceed: \$100,000

2. Xylem Dewatering Solutions, Inc. - Hillsborough County #ITB- 23-24430 - Hurricane Season Contingency Portable Pump Rental; For rental and maintenance of pumps to support emergency bypass operations at Water & Wastewater lift stations. Contract Term: Through January 31, 2027; Not to Exceed: \$200,000
3. Premier Power Maintenance - Florida Municipal Power Agency (FMPA) #2022-034 - Substation & Generating Station Maintenance Services; For contracted services to assist staff and support City operations. Contract Term: Through February 28, 2026; Not to Exceed: \$200,000
- e. Approve the following contracts:
 1. RFQ20-24 - Vision Urban, LLC - Urban Design Advisor; For professional consulting services to support city staff with active and potential future projects. Contract Term: September 18, 2026
 2. FY23-53 - PNC Equipment Finance, LLC - Golf Cart Lease; For the lease of golf carts to support operations at the City golf courses. Contract Term: Through September 25, 2026; Not to Exceed: \$100,000
- f. Approve the following purchases:

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

12. Action Items Requiring Discussion

- a. Designation of funds from Fairbanks Village rentals.

Mr. Knight explained the need to designate the funds received from rentals 929 W. Fairbanks Avenue property and staff's recommendation to designate funds for future enhancements to the park and Lake Rose and reorienting the remaining buildings to face the park due the loss of frontage on Fairbanks if the turn lane is added. There were no public comments.

Motion made by Commissioner Sullivan to approve the designation of funds as presented, seconded by Commissioner Russell. The motion carried unanimously by a 5-0 vote.

- b. Winter Park Playhouse Bridge Loan

Mr. Knight said staff recommend a \$600k bridge loan line of credit to be drawn upon as needed. There were no public comments.

Motion made by Commissioner Russell to approve the terms of the bridge loan line of credit as recommended, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.

13. Public Hearings: Quasi-Judicial Matters

- a. RESOLUTION 2304-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED

AT 1645 NORTH PARK AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

Attorney Ardaman read the resolution by title. Director of Planning and Zoning Allison McGillis reviewed the request. There were no public comments.

Motion made by Commissioner Sullivan to approve Resolution 2304-25, seconded by Commissioner Lindsey. 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.

14. Public Hearings: Non-Quasi-Judicial Matters

- a. ORDINANCE 3353-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE LEASE OF CERTAIN REAL PROPERTY LOCATED AT 711 ORANGE AVENUE TO THE WINTER PARK PLAYHOUSE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR USE AS A PERFORMING ARTS VENUE; PROVIDING FOR CONDITIONS PRECEDENT TO EFFECTIVENESS OF THE LEASE; PROVIDING FOR CONFLICTS, NON-CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. (2nd Reading)

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

Motion made by Commissioner Sullivan to adopt Ordinance 3353-25, seconded by Commissioner Russell. 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.

- b. ORDINANCE 3351-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" SECTION 58-71 "GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS," SECTION 58-84 "GENERAL PROVISIONS FOR NON-RESIDENTIAL ZONING DISTRICTS", PROVIDING FOR ASSESSMENT AND UPDATES TO THE CURRENT REGULATIONS, AND ADDING A NEW SECTION 58-98 TO ADDRESS THE RESTRICTIONS OF SECTION 28 OF CHAPTER 205-190, LAWS OF FLORIDA, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. (2nd Reading)

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

Motion made by Commissioner Russell to adopt Ordinance 3352- 25, seconded by Commissioner Cruzada. 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. ORDINANCE 3352-25 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING REGULATIONS" SUBSECTION 58-76 "COMMERCIAL (C-3) DISTRICT" SO AS TO ADD PROVISIONS RELATING TO THE SOUTH OF FAIRBANKS

AVENUE (SOFA) DISTRICT AS OUTLINED IN THE COMPREHENSIVE PLAN
PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN
EFFECTIVE DATE. (2nd Reading)

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

Motion made by Commissioner Russell to adopt Ordinance 3352-25, seconded by Commissioner Cruzada. 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.

15. City Commission Reports

Commissioner Russell -

- The Youth City Commission would like to begin holding its meetings in the Commission Chambers. Ms. del Valle advised meetings will be scheduled for the 1st and 2nd Wednesday of the month at 5:30 p.m.
- Area school principals may give a presentation in a future commission meeting on the state of their school.
- Work continues to create videos on scooter and bicycle safety and school newspapers reported on safety procedures.

Commissioner Lindsey -

- To celebrate arts and culture, artists will be invited to perform as part of the commission meetings. Artists from Blue Bambook will perform on September 10th.

Mayor DeCiccio -

- Noted an article in the New York Times about the MLK statue.
- Visit Orlando showed footage of the Today show recorded recently in Winter Park, without credit to the city.

16. Summary of Meeting Actions

- Welcomed Rollins President Brooke Barnett and Winter Park High School Principal Michael Meechin.
- Recognized SYEP participants.
- Selected Callan-1, with revisions as preferred redistricting map, and Henry-2 map with revisions.
- Received report on the Red-Light Camera Program.
- Approved the Consent Agenda.
- Approved designation of revenue from Fairbanks Village properties.
- Approved terms of a bridge loan to Winter Park Playhouse.
- Adopted Resolution 2304-25, designating 1645 N. Park Avenue as historic resource.
- Adopted Ordinance authorizing WP Playhouse Lease.
- Adopted Ordinance 3351-25, amending the Land Development Code and addressing pickleball courts.

- Adopted Ordinance 3352-25, amending the Land Development Code adding provisions for the SOFA District.

2. Adjournment

The meeting adjourned at 5:05 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis