



City Commission Regular Meeting Minutes

February 22, 2023 at 3:30 p.m.

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

Present

Mayor Phil Anderson, Commissioners Marty Sullivan, Sheila DeCiccio, Kris Cruzada and Todd Weaver (virtual); 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 Anderson called the meeting to order at 3:36 p.m.

2) Invocation

The invocation was given by Division Director of Office of Management and Budget Peter Moore followed by the Pledge of Allegiance.

3) Approval of Agenda

Motion made by Mayor Anderson to approve the agenda; seconded by Commissioner DeCiccio. Motion carried unanimously with a 5-0 vote.

4) Mayor Report

- a. Proclamation - Winter Park Chamber of Commerce 100 Year Anniversary

Mayor Anderson invited everyone to attend the Fun 100 Exhibit at Mead Garden in honor of the city's heritage. He read a proclamation declaring February 27, 2023 Winter Park Chamber of Commerce Day in recognition of its 100th year and presented it to Betsy Gardner Eckbert, President of Chamber of Commerce, Board of Directors and Government Affairs Committee.

5) City Manager Report

Mr. Knight advised that the city received the report from the State Attorney relating to the officer involved shooting at the Events Center last year clearing the officers of any charges.

Commissioner DeCiccio reported that there are cracks on second floor of the Library. Mr. Knight said the cracks are not a structural issue but will look at options to repair.

6) City Attorney Report

7) Non-Action Items

8) Public Comments | 5 p.m. or soon thereafter

Heard after Public Hearings and Commission Reports.

9) Consent Agenda

- a. Approve the minutes of the work session, February 2, 2023
- b. Approve the minutes of the regular meeting, February 8, 2023.
- c. Approve the minutes of the work session, February 9, 2023
- d. Approve the following piggyback contracts:
 1. ABM Industry Groups, LLC - Pasco County Contract #IFB-TB-16-131 - Janitorial Services & Equipment; For services on an as-needed basis during the term of the Agreement, contract term through March 1, 2024; Amount: \$1,000,000.
 2. Dobbs Equipment, LLC - Florida Sheriff's Association Contract #FSA20-EQU18.0 - Heavy Equipment; For goods on an as-needed basis during the term of the Agreement, contract term through September 30, 2023; Amount: \$225,000.
 3. Quadient, Inc. - State of Florida Contract #44102100-17-1 - Mail Processing Equipment; For goods on an as-needed basis during the term of the Agreement, contract term through February 20, 2027; Amount: \$300,000.
 4. Cubix, Inc. - Orange County Contract #Y19-1018-MV - SaniGlaze Services; For services on an as-needed basis during the term of the Agreement, contract term through March 8, 2024; Amount: \$350,000.
- e. Approval of the following contract:
 1. GAI Consultants, Inc. - RFP1-23 - Winter Park CRA Community Redevelopment Plan Modification; Amount \$115,445. **(Removed by Commissioner Sullivan)**

Commissioner Sullivan asked to removed Item 9e.

Motion made by Mayor Anderson to approve the Consent Agenda except Item 9e; seconded by Commissioner Sullivan. There were no public comments. **Motion carried unanimously with a 5-0 vote.**

Item 9e: Commissioner Sullivan expressed concern that no opinion was received from the CRA Advisory Board due to lack of a quorum at their last meeting. However, given the timeliness of this, **Commissioner Sullivan made a motion to approve Item 9e; seconded by Commissioner DeCiccio.**

Commissioner DeCiccio stressed the importance of looking at attendance when considering reappointments to boards. Commissioner Sullivan agreed.

Motion carried unanimously with a 5-0 vote.

10) Action Items Requiring Discussion

- a. 2023 Federal Legislative Priorities

Motion made by Commissioner DeCiccio to approve the Federal Legislative Priorities; seconded by Commissioner Sullivan.

Commissioner Sullivan recommended adding Howell Branch Preserve and Mead Botanical Garden to the Parks project list. Staff responded to questions regarding grants for stormwater improvements and septic conversion providing information on the city's eligibility or ineligibility due to size and demographics.

Motion made by Commissioner Sullivan to approve the priorities list adding Howell Branch Preserve and Mead Botanical Garden); seconded by Commissioner Cruzada. There were no public comments. **Motion carried unanimously with a 5-0 vote.**

11) Public Hearings: Quasi-Judicial Matters

- a. ORDINANCE 3266-23 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA VACATING AND ABANDONING THAT PORTION OF ARAGON AVENUE LYING EAST OF NICOLET AVENUE A DISTANCE OF 140.3 FEET, MORE PARTICULARLY DESCRIBED HEREIN BUT RETAINING AND RESERVING TO THE CITY A UTILITY EASEMENT OVER THE ENTIRE AREA THEREOF. (2nd Reading.)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to adopt the ordinance; seconded by Commissioner DeCiccio; There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

12) Public Hearings: Non-Quasi-Judicial Matters

- a. Ordinance - Amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-95 "Definitions" and Article V, "Environmental Protection Regulations" Division 1, "Stormwater Management" adding regulations governing artificial turf installations and maintenance of artificial turf. (1st Reading)

Attorney Ardaman read the ordinance by title.

Motion made by Commissioner Weaver to approve the ordinance; seconded by Commissioner Sullivan.

Assistant Director of Planning and Community Development Allison McGillis advised that this ordinance provides regulations on artificial turf which, similar to Orlando and Orange County, are included in the calculation of impervious coverage. She reviewed

the regulations prohibiting artificial turf in certain locations such as front or side street-facing yard, within five feet of the side or rear property line or anywhere visible from the right-of-way in historic districts. These regulations apply to current and future artificial turf.

Commissioner Sullivan spoke about prohibited locations and said there may be some areas where artificial turf may be desirable and unobtrusive. He suggested that installations be permitted in any front or side street facing yard areas only within 10 feet of the residence.

Mrs. McGillis clarified that turf is not being prohibited but will be considered impervious coverage and said that impervious coverage is limited to 50% in front and rear yards.

Discussion followed allowing artificial turf under covered porches or courtyards and options that would allow turf in some areas and within a specified distance from the building.

Mayor Anderson said he feels visibility should be considered as well as drainage. He suggested drafting language that gives some limited ability for turf in the front yard versus side yard. Further discussion followed.

Mrs. McGillis summarized her understanding of the discussion that turf should be considered in the impervious cover calculation and to add setbacks from front and street facing side yard setbacks. (Alternate language to be provided at second reading.)

There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

- b. Ordinance 3261-23: Updating Section 58-87, lakefront and waterfront zoning regulations to update the regulations concerning construction on waterfront lots and as pursuant to the review by the planning and zoning board. (Tabled from January 11, January 25 and February 8, 2023) Revised 1st Reading

Attorney Ardaman read the ordinance by title.

Director of Planning and Community Development Jeff Briggs said this ordinance provides updates and modifications to rules for review of construction on lakefront lots. This was part of an ordinance presented and tabled in December, which subsequently has been split into two ordinances. This ordinance relates to Planning and Zoning review and a separate ordinance will be presented that relates to both lakes board approval.

Motion made by Commissioner Sullivan to approve the ordinance; seconded by Mayor Anderson. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

- c. RESOLUTION 2268-23 - A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, AUTHORIZING THE CITY OF WINTER PARK' S INTENT TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS; DETERMINING THE NECESSITY OF SUCH ASSESSMENTS; PROVIDING DIRECTIONS TO THE CLERK; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Attorney Ardaman read the resolution by title.

Mr. Knight explained this resolution initiates the process for changing the collection of collecting stormwater fees from utility bills to tax bills beginning October 1, 2023.

Motion made by Commissioner DeCiccio to approve resolution; seconded by Commissioner Cruzada. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

- d. Resolution 2269-23 - Orange County Local Mitigation Strategy Resolution

Attorney Ardaman read the resolution by title.

Mayor Anderson thanked Chief Hagedorn for his work. Fire Chief Dan Hagedorn said this is a revised strategic plan that directs mitigation strategies and responded to questions, particularly as it affects the city's ability to apply for grants.

Motion made by Commissioner DeCiccio to approve the resolution; seconded by Commissioner Cruzada. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, DeCiccio, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

8) Public Comments | 5 p.m. or soon thereafter

Jeanne Wall, 2110 Lake Drive, spoke about the Kiwanis Scout House project located in the unincorporated residential section of Lake Killarney under review by Orange County. The project is for a meeting facility over 2,000 sq. ft. and nine parking spaces. She asked the city to request additional information from Orange County on the potential impact to the lake, neighborhood, traffic and lighting and to encourage Orange County to deny the request or impose significant restrictions so peaceful enjoyment is projected.

Mr. Briggs compared allowed uses and the approval process under Orange County and the city. He has e-mailed the case manager at Orange County noting the biggest concern is what is not known (use of facility, hours, activities) and encouraged the case manager to share those questions with the applicant. He said staff could send a letter urging the matter to be tabled and take further action if the matter moves forward. Approved by the consensus.

13) City Commission Reports

Commissioner Sullivan -

- Spoke about the lack of response from CRA Advisory Board on an RFQ due to lack of quorum. He asked that staff make every effort to gain quorums for meetings and have the UAB and both lakes boards review RFQ 6-23 to hire an engineer to study stormwater infrastructure.

Mr. Knight noted that the UAB does not usually review stormwater matters; their focus is electric and waste water utility. Commissioner Sullivan said he feels it fits with UAB because of potential for public works projects.

Director of Public Works and Transportation Charles Ramdatt said he believes the mission of the UAB does not cover stormwater. He meets regularly with stormwater staff to collaborate on infrastructure improvements and he will inform the UAB of this RFQ and present it both lakes boards.

Commissioner DeCiccio -

- Said she received e-mails from residents asking for more pickleball courts. Consensus was for staff to explore available space and the cost.
- Asked that discussion of RFP for Progress Point be placed on the next commission agenda to move forward in activating the park and Orange Avenue. Discussion was held on consideration of development for entrepreneurship and incubator space and approved and potential provisions of the RFP.

Mayor Anderson suggested revisiting this in the April 13th work session to discuss the old library due to lessons learned on the RFP for reuse of the old library. Approved by consensus to place on next agenda and circulate information/RFQ/parameters.

8) Public Comments | 5 p.m. or soon thereafter

Bonnie Jackson, 3009 Temple Trail, showed a proposed banner and asked why she has not received a response to her application to display this banner. Mayor Anderson suggested review of the banner policy and place on the next agenda for discussion.

Zach Stovall, 1877 Karolina Avenue, said he feels the Kiwanis project is not the right fit for the Lake Killarney neighborhood, specifically because they propose a nine-space parking lot and a sizeable structure that feels like commercial with the lighting and traffic. He asked that the city contact Orange County relay resident concerns.

Kathleen Bowman, 420 Ohio Street, echoed Mr. Stovall's concerns and is also concerned about the hosting of events and removal of trees. She noted that this will place an additional burden on the city since it maintains the lake.

Gigi Papa, 1440 Hibiscus Avenue, supported the project based on her experience with a memory care center in her neighborhood. She said once more information is known, the project may be positive. She urged the commission to respond to Ms. Jackson.

14) Summary of Meeting Actions

- Presented Proclamation to Chamber of Commerce on their 100th anniversary.
- Approved the Consent Agenda.
- Approved the 2023 Federal legislative priorities with the addition of Howell Branch Preserve and Mead Botanical Garden.
- Adopted ordinance abandoning a portion of Aragon Avenue.
- Approved ordinance on artificial turf regulations on first reading with modification to allow limited artificial turf near the house in the front or street-facing side yard.
- Approved ordinance on construction on lakefront lots on first reading.
- Approved resolution to change to non-ad valorem collection of stormwater fees.
- Approved resolution adopting Orange County's Local Mitigation Strategy.
- Authorized staff to request that Orange County table the Kiwanis request.
- Present RFQs before appropriate board.
- Provide report on potential location and cost of pickle ball courts.
- Distribute previous RFP on Progress Point and place discussion of activation of Progress Point on the next agenda for discussion.
- Place banner policy on next agenda.

15) Adjournment

The meeting adjourned at 5:03 p.m.

Mayor Phillip M. Anderson

ATTEST:

City Clerk Rene Cranis