



City Commission Regular Meeting Minutes

March 25, 2026 at 3:30 PM

City Hall Commission Chambers

401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Elizabeth Ingram, 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 - Pastor Bruce Mayhew, Gateway Church

3. Pledge of Allegiance

4. Oaths of Office

The ceremonial oath of office was administered to Commissioner-Elect Ingram by her husband, Justin, and to Commissioner Russell by his wife, Kate.

5. Approval of Agenda

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

6. Election of Vice Mayor

Mayor DeCiccio nominated Commissioner Cruzada for Vice Chair, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

7. Mayor's Report

- a. Proclamation for America's 250 Greatest American Clean-up

Mayor DeCiccio read a proclamation recognizing the America 250 Greatest American Clean-up. Director of Natural Resources and Sustainability Gloria Eby accepted the proclamation and recognized the Department of Natural Resources team.

Motion made by Mayor DeCiccio to appoint Commissioner Lindsey to the Library Board of Directors, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

Motion made by Mayor DeCiccio to appoint Commission Ingram to the MetroPlan Advisory Council, seconded by Commissioner Russell. Motion carried unanimously by a 5-0 vote.

Mayor DeCiccio reported the appointment of Kimberly Sadowski to the Transportation Advisory Board.

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8. City Manager's Report

- Reported the March 26 work session was canceled due to a lack of updated information on property tax reform. A special session may be called to address the budget, tax reform, and redistricting.
- Downtown Parking Issues: Director of Public Works Charles Ramdatt updated the Commission on parking concerns raised by Commissioner Lindsey at the March 11 meeting. The Transportation Advisory Board (TAB) has proposed forming an ad hoc committee of TAB members and residents, which staff will work to organize.
- Mayor DeCiccio requested that staff explore funding opportunities to provide SunRail operation during the art festival.
- Mr. Knight addressed questions on potential fuel cost impacts related to the war in Iran and noted that staff is monitoring the situation and will adjust if needed.
- Mr. Knight stated that staff are evaluating the fee schedule to ensure cost recovery for abandonment request processing, with recommended changes to be presented in an upcoming meeting.
- Mr. Knight explained the impact of sovereign immunity costs on insurance rates related to Consent Agenda Item 12.d. Insurance costs.

9. City Attorney's Report

Attorney Ardaman gave an update on the 2661 Via Tuscany request for fee reduction. He is waiting for a response from the applicant regarding the proposed reduction.

10. Non-Action Items

11. Public Comments | Heard after Item 14.a.

David Williams, 209 Tyree Lane, expressed his displeasure with the city's tree contractor and the environmental impact of tree removal.

Nikki Seybold, 800 N. Interlachen Avenue, expressed concern about the lack of parking downtown. She presented images of the current conditions and their impact on ongoing parking projects.

12. Consent Agenda

- a. Approve the minutes of the regular meeting, March 11, 2026.
- b. Approve the following formal solicitations:
 1. RFP26-5 - Bond Counsel Services; Authorization for Procurement and City staff to enter into negotiations and award the top-ranked firm based on the selection committee's recommendation: Greenberg Traurig, P.A.
 2. IFB26-8 - 443395-1-58-01 Hungerford Elementary School Sidewalk Gaps SRTS (LAP); Recommending award to Garcia Civil Contractors. Amount: \$716,966.16
- c. Approve the following piggyback contracts:
 1. Southern Switches & Contacts - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance. For inspection, testing, and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$250,000
 2. Premier Power Maintenance - Florida Municipal Power Agency #ITB2022-034 - Substation and Generating Station Maintenance Services. For inspection, testing,

and repair services to support Electric Utility operations. Contract Term: Through February 28, 2027; Not to Exceed \$200,000

d. Approve the following contracts:

1. RFQ7-22 - Transportation Planning & Engineering Services. For professional consulting services to support city staff with active and future projects. Each task order will be brought to the City Commission for approval, with the funding source listed.
 - Kimley-Horn and Associates, Inc.; Contract Term: Through June 2, 2027
 - Kisinger Campo & Associates Corporation; Contract Term: Through June 14, 2027
 - Patel, Greene & Associates, LLC; Contract Term: Through July 7, 2027
2. RFP2-23 - Foundation Risk - Liability Insurance Agent/Broker of Record. For the City's liability insurance premiums, program, and risk management needs. Contract Term: Through March 19, 2027; Not to Exceed: \$815,000

13. Action Items Requiring Discussion

14. Public Hearings: Quasi-Judicial Matters

- a. SUB #26-02. Request of Z Properties for subdivision approval, to divide the property at 436 North Knowles Avenue, zoned R-3, into two single family lots. Based on proposed lot size, each home to be developed under the R-2 provisions. Setback and lot coverage variances are also being requested.

Assistant Director of Planning and Zoning John Harbilas presented this subdivision request to demolish the existing multifamily structure and divide the parcel into two single-family lots. The request includes three variances: an increase in building coverage from 40% to 43%, a reduction in the required front setback for front-facing garages from 35 feet to 25 feet and reduced internal side setbacks between the two proposed homes. The Planning and Zoning Board recommended approval with the condition of adding a canopy tree in front of each house. Mr. Harbilas responded to questions relating to lot size in comparison to area properties and further explained the variance requests, setbacks, and existing trees and proposed canopy trees.

Zane Williams, Z Properties, 219 W. Comstock, responded to commission comments regarding setbacks, landscaping, and flooding, and his desire for single-family homes as opposed to townhomes for the area.

In response to questions regarding the wall between this property and his adjacent property, Jeff Turner, 453 N. Interlachen Avenue, explained the wall is six feet high with landscaping that extends above the wall.

Assistant Director of Public Works Don Marcotte spoke about flooding conditions and said that staff will review stormwater requirements.

Linda Kulmann, 257 E. Canton Avenue, opposed the project due to the variance requests and believes it is not appropriate for the area.

Charlie Leone, 239 E. Canton Avenue, expressed appreciation that drainage will be addressed and expressed concern about traffic as Knowles is one-way and has on-street parking and the school entrance.

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Commissioner Ingram opposed removing the existing tree canopy, which will be replaced with much smaller canopy trees, and supported delaying a decision until more information about drainage and stormwater is provided. Mr. Harbilas explained the request is only for the subdivision and drainage; landscaping and other components must meet the code and require approval during the permitting process.

Commissioner Russell supported the request, given the review during the permitting process.

Commissioner Lindsey said he could not support the subdivision with the variances requested and the incompatibility with the area. Mr. Williams noted the adjacent condominium building is six stories.

Commissioner Cruzada expressed concern about the side setbacks between the lots and variances.

Mayor DeCiccio spoke about the applicant's ability to build a four-unit project and feels the impact will be less with two single-family homes compared to a 4-unit project.

Motion made by Commissioner Lindsey to deny the request, seconded by Commissioner Cruzada. Upon a roll call vote; Commissioners Cruzada, Ingram and Lindsey voted yes, and Commissioner Russell and Mayor DeCiccio voted no. Motion carried with a 3-2 vote.

15. Public Hearings: Non-Quasi-Judicial Matters

16. City Commission Reports

Commissioner Lindsey -

- Congratulated Hal George on his reappointment to the Community Redevelopment Agency.
- Congratulated Commissioner Ingram on joining the Commission.
- Thanked staff and volunteers for the successful Sidewalk Art Festival.
- Requested a CR Agency meeting be scheduled to discuss topics including parking and budget. Discussion followed on CRA projects and funding. CRA (Agency) meeting is scheduled for April 8, 2026, at 2:30 p.m.

Commissioner Cruzada -

- Echoed Commissioner Lindsey's comments regarding the Sidewalk Art Festival.
- Asked about increased fuel costs - Mr. Knight explained past and current fuel costs, which are being monitored by staff.

Commissioner Russell -

- Noted the Election of the Orange County School Board Chair and the Orange County Mayor is in November.
- Recognized the Pop Warner youth football program, specifically Coach Kenny and Winter Park Girls Flag Football program on winning a National Championship.

Commissioner Ingram -

- Expressed appreciation following her first meeting, thanked staff for their support, and stated she looks forward to continuing to meet with staff as she begins her service.

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Mayor DeCiccio

- Asked about the proposed regulation of electric bikes. Police Chief Volkerson provided information on the Orange County task force to address e-bike rules for Orange County and municipalities.
- Recognized city staff for their work.
- Reported Orange County has no funds to assist with road improvements.
- Spoke about the need for increased activation and use of Seven Oaks Park.

17. Summary of Meeting Actions

- Oaths of office administered for Commissioners Ingram and Russell.
- Commissioner Cruzada elected as Vice Mayor.
- Proclamation for America 250 Greatest American Cleanup.
- Commissioner Lindsey appointed to the Library Board.
- Commissioner Ingram appointed to the MetroPlan Advisory Council.
- Kimberly Sadowski appointed to the Transportation Advisory Board.
- Approved Consent Agenda.
- Lot split request for 436 Knowles was denied.
- CRA (Agency) meeting to discuss parking and budget scheduled for April 8 at 2:30 p.m.

18. Adjournment



ATTEST:

DocuSigned by:

Rene Cranis

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City Clerk Rene Cranis

Signed by:

Sheila DeCiccio

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Mayor Sheila DeCiccio