



City Commission Regular Meeting

Agenda

May 27, 2026 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

- 1. Meeting Called to Order**
- 2. Invocation - Pastor Bruce Mayhew, Gateway Church**
- 3. Pledge of Allegiance**
- 4. Community Partner Presentation - Hal George, Winter Park Housing Authority**
- 5. Approval of Agenda**
- 6. Mayor’s Report**
 - a. Proclamation: David Zusi Day 3 minutes
- 7. City Manager’s Report**
 - a. Confirmation of Kim Breland as City Clerk 1 minute
- 8. City Attorney’s Report**
- 9. Non-Action Items**
- 10. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)
- 11. Consent Agenda**
 - a. Approve the minutes of the regular meeting, May 13, 2026. 1 minute
 - b. Approve the minutes of the work session, May 14, 2026. 1 minute
 - c. Approve the following formal solicitations: 1 minute
 - RFQ26-17 - Pre-Qualified Contractors for Parks, Natural Resources, Stormwater, and Aquatic Services - Authorization for Procurement to enter into negotiations and award the top-ranked firms for each Task Group based on the selection committee's recommendations:
 - Task Group 1 - Storm Water Infrastructure Services: Cathcart Construction Company - Florida LLC, EnviroWaste Services Group, Inc., TSI Disaster Recovery, LLC
 - Task Group 2 - Aquatic Services: Earth Balance, TSI Disaster Recovery, LLC
 - Task Group 3 - Parks Shoreline, Boardwalk, and Dock Maintenance: Karina Lake & Pond Services, TSI Disaster Recovery, LLC, Zulu Marine Services, Inc.

- Task Group 4 - Ecological Restoration and Bank Stabilization: EarthBalance, TSI Disaster Recovery, LLC, Zulu Marine Services, Inc.
 - Task Group 5 - Environmental Emergency Response and Post-Storm Services: Cathcart Construction Company - Florida LLC, TSI Disaster Recovery, LLC, Zulu Marine Services, Inc.
 - RFP26-14 - Brick Paver Maintenance and New Installation (Rebid) - Award contracts to the following vendors with an annual amount not to exceed \$500,000 for each vendor.
 - JMD Global Developers, LLC
 - Pavers Depot
 - Poli Construction, Inc.
- d. Approve the following piggyback contracts: 1 minute
1. Cathcart Construction Company - Florida LLC - Amendment 1 - City of Titusville #CN24P020/LR - For New Projects, Repair, Replacement & Maintenance Construction; For construction services on an as-needed basis supporting projects and maintenance across City facilities, operations, and infrastructure. Contract Term: Through April 9, 2027; Not to Exceed: \$2,000,000
 2. Chuck Robinson Concrete & Bob Cat, Inc. - Amendment 2 - Seminole County #RFP-604273-22/LNF - Aquatic Maintenance Services and Dredging; For aquatic maintenance and dredging services supporting waterways and stormwater infrastructure. Contract Term: Through May 30, 2027; Not to Exceed: \$300,000
- e. Approve the following contracts: 1 minute
1. RFQ8-23 - Amendment 3 - Inspire Placemaking Collective, Inc. - General Planning Services; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the funding source listed. Contract Term: Through May 20, 2027
 2. RFQ8-23 - Amendment 3 - GAI Consultants, Inc. - General Planning Services; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the funding source listed. Contract Term: Through May 21, 2027
 3. RFQ8-23 - Amendment 3 - Redevelopment Management Associates - General Planning Services; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the

- funding source listed. Contract Term: Through May 22, 2027
- 4. RFQ7-24 - Amendment 3 - Voler Group, LLC - Professional Survey Consulting Services; For professional consulting services to support city staff with active and potential future projects. Each task order will be brought to City Commission for approval, with the funding source listed. Contract Term: Through May 22, 2027
- 5. Down To Earth - Golf Course Maintenance & Services Agreement; For temporary golf course maintenance services supporting the grow-in and maintenance of the WP9 greens and course conditions. Contract Term: Through September 19, 2026; Not to Exceed: \$197,000
- 6. IFB4-25 - Amendment 2 - Air Mechanical & Service Corporation - HVAC Installation, Repair & Replacement Services; For as-needed services supporting the operation, reliability, and functionality of HVAC systems across City facilities. Contract Term: Through June 5, 2027; Not to Exceed: \$500,000
- 7. IFB4-25 - Amendment 1 - Climate Control Mechanical Services - HVAC Installation, Repair & Replacement Services; For as-needed services supporting the operation, reliability, and functionality of HVAC systems across City facilities. Contract Term: Through June 8, 2027; Not to Exceed: \$500,000
- 8. IFB4-25 - Amendment 1 - Irvine Mechanical, Inc. - HVAC Installation, Repair & Replacement Services; For as-needed services supporting the operation, reliability, and functionality of HVAC systems across City facilities. Contract Term: Through June 11, 2027; Not to Exceed: \$500,000

- f. Winter Park Housing Authority - Subrecipient Grant Approval 1 minute

12. Action Items Requiring Discussion

- a. Direction to the Historic Preservation Board regarding historic preservation ordinance revisions and development of new historic preservation incentives 10 minutes
- b. Nanobubbler Innovation Technology Grant: Barge and Monitoring Buoy 15 minutes

13. Public Hearings: Quasi-Judicial Matters

(Public participation and comment on these matters must be in-person.)

- a. CU #26-02. Request of Z Development Services for Conditional Use approval to construct four one-story buildings totaling 29,760 square feet at 860 West Fairbanks Avenue (former Orlando RV property), including approval for alcohol sales within 300 feet of residential properties, on property with vested Commercial (C-3) zoning, together 30 minutes

with a Community Benefit Agreement.

- b. CU #26-03. Request of El Car Wash Florida, LLC for: Conditional Use approval to construct a new, 3,700 square foot automated car wash facility at 2011 Aloma Avenue and 416 Lander Road, zoned C-3. **The applicant has requested to table this item until June 25, 2026.**

- c. Ordinance 3366-26 - amending Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-79 "Public and Quasi-Public (PQP) District", to add a new permitted use for detached single-family dwelling units developed in accordance with the R-1A development standards set forth in Section 58-65(f). (2nd Reading after revisions). 5 minutes

14. Public Hearings: Non Quasi-Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

- a. Ordinance adopting the Second Amendment and extending the Solid Waste and Recyclables Collection Franchise Agreement between the City and Waste Pro of Florida, Inc. (1st Reading) 10 minutes

15. City Commission Reports

16. Summary of Meeting Actions

17. Adjournment