



City Commission Regular Meeting Minutes

May 27, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Elizabeth Ingram, Craig Russell, and Kris Cruzada; City Manager Randy Knight, City Attorney Kurt Ardaman, and City Clerk Rene Cranis.

Absent: Commissioner Warren Lindsey.

1. Meeting Called to Order

Mayor for the Day Joey Siegel called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Bruce Mayhew, Gateway Church

3. Pledge of Allegiance

4. Community Partner Presentation - Hal George, Winter Park Housing Authority

Winter Park Housing Authority Board Chair Hal George provided an overview of the Housing Authority and Habitat for Humanity programs and impact of rising land costs on affordable housing.

Housing Authority Executive Director Tarena Grant reported on the Housing Authority properties, resident support services and capital improvements. She stated that the recent reopening of their waitlist resulted in approximately 3,500 applications for 119 units and that wait times generally range from one to three years.

5. Approval of Agenda

Mayor DeCiccio noted that Item 13b has been tabled to June 25, 2026, at the request of the applicant. **Motion made by Commissioner Cruzada to approve the agenda as amended, seconded by Commissioner Russell. Motion carried unanimously with a 4-0 vote. Commissioner Lindsey was absent.**

6. Mayor's Report

- a. Proclamation: David Zusi Day

Mayor DeCiccio presented a proclamation declaring May 27, 2026, as "David Zusi Day" in recognition of his retirement after 29 years as Director of the Water and Wastewater Utilities. Mr. Zusi thanked the Commission and staff, reflected on his service and acknowledged his team's contributions and ongoing utility improvements.

7. City Manager's Report

- a. Confirmation of Kim Breland as City Clerk

Motion made by Mayor DeCiccio to confirm Ms. Breland's appointment, seconded by Commissioner Russell. The motion carried unanimously by a 4-0 vote. Commissioner Lindsey was absent.

Regular Meeting of the City Commission

May 27, 2026

Page 2 of 8

8. City Attorney's Report

Attorney Ardaman reported on the 2661 Via Tuscany property, noting ongoing discussions with the owner regarding a potential offer above \$50,000, with no final confirmation due to financing issues. He advised against pursuing foreclosure at this time due to superior liens and stated any future offer would be brought to the Commission. The Jonathan Cole litigation is pending an appellate ruling and discussions regarding the Civic Center and library dispute continue under the existing abatement agreement.

9. Non-Action Items

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

11. Consent Agenda

- a. Approve the minutes of the regular meeting, May 13, 2026.
- b. Approve the minutes of the work session, May 14, 2026.
- c. Approve the following formal solicitations:
 - 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. 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

Regular Meeting of the City Commission

May 27, 2026

Page 3 of 8

stormwater infrastructure. Contract Term: Through May 30, 2027; Not to Exceed: \$300,000

- e. Approve the following contracts:
 - 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

Motion made by Mayor DeCiccio to approve the Consent Agenda, seconded by Commissioner Cruzada. Motion carried unanimously with a 4 -0 vote. Commissioner Lindsey was absent.

Regular Meeting of the City Commission

May 27, 2026

Page 4 of 8

12. Action Items Requiring Discussion

- a. Direction to the Historic Preservation Board regarding historic preservation ordinance revisions and development of new historic preservation incentives.

Commissioner Ingram spoke in support of historic preservation, noting the city's history and the value and importance of its historic homes and buildings. She expressed concern that younger generations may not fully understand the significance of preservation and that misinformation has caused the issue to lose visibility, emphasizing the need to provide accurate information and protect the City's heritage and culture.

Commissioner Russell spoke in support of historic preservation, stating that staff should be given direction that includes maintaining the integrity of the cultural community, addressing financial responsibility, and establishing accountability and metrics.

Commissioner Cruzada concurred with Commissioner Ingram's comments and spoke about the value provided by residents who take initiative to preserve historic homes, as well as the potential value preservation can provide to lots and homes.

Mayor DeCiccio raised questions about preservation-related tax exemptions and asked for additional information regarding criteria for historic preservation and the financial impacts of using taxpayer dollars for preservation efforts.

Motion made by Mayor DeCiccio to direct the Historic Preservation Board to review the city's preservation ordinance and make recommendations to the Commission on any amendments or changes to the ordinance to further a pathway for more historic preservation.

Discussion followed on the Historic Preservation Board's review of the preservation code, with the commission requesting current metrics, clearer registry information, public input on preservation criteria, and additional education and communication efforts. Additional discussion was held on the role of incentives, possible survey options, concerns about taxpayer costs, and whether the Board should first begin the review before considering additional staff support.

Mayor DeCiccio restated the motion to direct the Historic Preservation Board to review the existing preservation ordinances and make recommendations to the Commission on any amendments, changes, education, communications, or related updates for the purpose of furthering historic preservation, seconded by Commissioner Cruzada.

The following people spoke in support of the motion for HPB to review the city code, and research programs to further pursue historic preservation.

Carolyn Gould, 527 Balmoral Road,

Christy Knoblock, Winter Park History Museum, 200 W. New England Avenue

Betsy Owens, Friends of Casa Feliz, 656 Park Avenue N.

Nancy Galyean, 746 McIntyre Avenue

Aimee Spencer, 1509 Orange Avenue

Lisa Clayton, 940 Old England Avenue

Daryl Carter, 740 Palmer Avenue

Regular Meeting of the City Commission

May 27, 2026

Page 5 of 8

Rhett Delaney, 1331 Aloma Avenue
Kelsey Wolfe, 840 Lyman Avenue

Michael Perlman, 1010 Greentree Drive, supported reviewing the historic preservation ordinances, but cautioned that preservation should not come at the expense of future growth. He urged the City to include broader perspectives in the review, particularly voices that would consider the use of public funds and taxpayer impacts.

The motion carried unanimously by a 4-0 vote. Commissioner Lindsey was absent.

b. Nanobubbler Innovation Technology Grant: Barge and Monitoring Buoy

Director of Natural Resources and Sustainability Gloria Eby presented the project and requested approval to deploy a nanobubble system and related infrastructure in city waterways under a \$2.1 million Florida Department of Environmental Protection Innovation Grant in partnership with Rollins College. She explained that the project is intended to address harmful algal blooms and improve water quality in Lake Virginia.

Global Director of Surface Water, Moleaer, Chris Stephan, provided a technical overview of the barge system, monitoring buoys, system operation, and safety features, and Dr. Emily Nodine outlined Rollins College's role in long-term monitoring and research. Staff also described the easement agreement, public education and outreach efforts, and ongoing coordination with scientific partners. In response to questions regarding safety and navigation, Mr. Stephan said the system will be well lit, secured, and designed to avoid interfering with boat traffic.

Motion made by Commissioner Cruzada to approve the grant partnership with Rollins College, seconded by Commissioner Russell. Motion carried unanimously with a 4-0 vote. Commissioner Lindsey was absent.

13. Public Hearings: Quasi-Judicial Matters

- 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 with a Community Benefit Agreement.

Director of Planning and Zoning Allison McGillis presented this request for redevelopment of the former Orlando RV property at 860 West Fairbanks Avenue. The Planning and Zoning Board recommended approval with conditions related to the community benefit agreement, tree preservation, pond design, and streetscape improvements.

Applicant Bob Ziegenfuss, Z Development Services, 12012 East Robinson Street, Orlando, said the project reflects strong collaboration with the City and property owner, noted that neighborhood concerns were addressed through community meetings, and confirmed that the team is actively working on leasing for the site.

City Attorney Ardaman noted the agreement should be revised to state that DI Partners agrees to the listed conditions and that the City shall process the vacation of the property,

Regular Meeting of the City Commission

May 27, 2026

Page 6 of 8

rather than committing in advance to vacate it, since that process must still go through the required hearing procedure. Attorney for the applicant Frank Hamner agreed provided it doesn't affect the vacation of the property as it is critical component.

Motion made by Mayor DeCiccio, seconded by Commissioner Cruzada to approve the conditional use request with the conditions below and including the revisions to the community benefit agreement provided by the City Attorney:

- 1. That the Community Benefit Agreement be fully executed prior to issuance of a Certificate of Occupancy.**
- 2. That the identified oak trees at the Fairbanks/Denning and Fairbanks/Capen intersections be preserved until future transportation improvements commence on Fairbanks Avenue.**
- 3. That the design of the pond be refined to incorporate a more naturalized shape, rather than rigid edges, given its visibility from the exterior of the site and its role as a visual component of the overall development.**
- 4. That the applicant enhance the streetscape along Holt Avenue between Denning Drive and Capen Avenue to incorporate dedicated on-street parking. This improvement shall be completed prior to a Certificate of Occupancy for the project.**

There were no public comments. **Upon a roll call vote, Commissioners Ingram, Russell and Cruzada and Mayor DeCiccio voted yes. Motion carried unanimously by a 4-0 vote. Commissioner Lindsey was absent.**

- 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 - AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA 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) LIMITED TO ORANGE COUNTY PUBLIC SCHOOL PROPERTIES, PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE. (2nd Reading)

Attorney Adaman read the ordinance by title. Commissioner Russell recused himself at 5:43 p.m. Director of Planning and Zoning Allison McGillis noted the ordinance includes the amendment limiting this to Orange County Public School properties.

Motion made by Commissioner Cruzada to adopt the ordinance, seconded by Mayor DeCiccio. There were no public comments. **Upon a roll call vote, Commissioners Ingram and Cruzada and Mayor DeCiccio voted yes. Motion carried unanimously by a 3-0 vote. Commissioner Russell abstained and filed Form 8b, Memorandum of Voting Conflict attached to these minutes. Commissioner Lindsey was absent.**

Regular Meeting of the City Commission

May 27, 2026

Page 7 of 8

Commissioner Russell returned to the dais at 5:45 p.m.

After Non-Quasi-Judicial matters were heard, Attorney Ardaman explained that this item requires four affirmative votes under the charter because of the change from public or recreational use. Because only three votes were received, the Attorney recommended bringing the item back for reconsideration at the June 24, 2026, meeting to ensure the Commission has the required number of votes. Agreed by consensus.

14. Public Hearings: Non-Quasi-Judicial Matters

- 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)

Attorney Ardaman read the ordinance by title.

Director of Natural Resources and Sustainability Gloria Eby presented the ordinance adopting a second amendment and extension to the Solid Waste and Recyclables Collection Franchise Agreement with WastePro. The extension would maintain the current rate structure, including annual CPI increases capped at 3%, while helping keep residential rates stable. She highlighted proposed service enhancements, including fleet conversion to compressed natural gas, an additional yard waste collection vehicle, expanded service verification technology, lithium battery recycling, a residential composting pilot program, and WastePro's continued community and emergency response support.

Motion made by Mayor DeCiccio to approve the ordinance, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Ingram, Russell, and Cruzada, and Mayor DeCiccio voted yes. Motion carried unanimously by a 4-0 vote. Commissioner Lindsey was absent.

15. City Commission Reports

Commissioner Cruzada

- Thanked staff and attendees for participation in the Memorial Day flag-raising ceremony at City Hall
- Highlighted the upcoming "Read, White & Blue" Winter Park Library event (summer reading kickoff with games and activities)

Commissioner Russell

- Noted the last day of school for Orange County Public Schools
- Requested future agenda discussion on a micromobility ordinance addressing e-bikes/e-scooters and electric dirt bikes, citing safety concerns. Draft ordinance is under review by the city attorney and staff.

Commissioner Ingram

- Raised concerns about the upcoming Merrywood property and lot split item, expressing desire for additional discussion before the vote
- Suggested holding an additional work session prior to the June meeting to allow more discussion among commissioners.

Regular Meeting of the City Commission

May 27, 2026

Page 8 of 8

16. Summary of Meeting Actions

- Meeting called to order by Mayor of the Day Joey Siegel
- Presentation by Hal George and Tarena Grant on Winter Park Housing Authority and Habitat for Humanity
- Proclaimed David Zusi Day
- Confirmed Kim Breland as City Clerk
- Approved Consent Agenda
- Directed the Historic Preservation Board to review the HPB code and incentive programs
- Approved Nanobubbler grant agreement
- Tabled the conditional use request of El Car Wash to June 24
- Approved second reading to add single-family dwelling units as a permitted use in PQP district; this item will be reheard June 24 due to lack of supermajority vote
- Approved conditional use for the Holler property at 860 W. Fairbanks Avenue
- Approved first reading of ordinance to amend and extend the WastePro franchise
- Directed staff to schedule a work session to discuss the historic home (Merrywood) and lot split

17. Adjournment

The meeting adjourned at 6:05 p.m.



ATTEST:

Signed by:

Kim Breland

Deputy City Clerk Kim Breland

Signed by:

Sheila DeLiccio

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Mayor Sheila DeCiccio

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Russell, Craig</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>City Commission, city of Winter Park</i>
MAILING ADDRESS <i>925 Summerfield Rd.</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Winter Park</i>	COUNTY <i>Orange</i>
DATE ON WHICH VOTE OCCURRED <i>5-27-16</i>	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Craig Russell, hereby disclose that on 5/27, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I Craig Russell as a City Commissioner and an employee of Orange County Public Schools hereby disclose that I have a potential conflict of interest regarding the vote on Ordinance 3366-26 which proposes amendments to Chapter 58 of the local development code article 3, sec 58-79, to add a new permitted use for detached single family dwelling units within the Public and Quasi-public zoning district. OCPD is a public entity that owns and operates in for zoned areas, and changes to permitted uses within this zoning category could foreseeable affect OCPD property interests. Because I am employee of OCPD I am filing this disclosure to ensure transparency, and compliance, with FL. Ethics requirements

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed _____

Signature [Handwritten Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.