



CITY OF WINTER GARDEN

City Commission BUDGET HEARINGS & REGULAR MEETING MINUTES

September 15, 2022

BUDGET HEARINGS & REGULAR MEETING of the Winter Garden City Commission was called to order by Mayor Rees at 6:38 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance were given.

Present:

Mayor John Rees
Commissioner District 1 - Lisa L. Bennett
Commissioner District 2 - Ron Mueller
Commissioner District 3 - Mark A. Maciel
Commissioner District 4 - Colin Sharman

Also Present:

City Manager Jon C. Williams
City Attorney A. Kurt Ardaman
City Clerk Angee Grimmage

BUDGET HEARINGS

1. **FIRST READING AND PUBLIC HEARINGS TO ADOPT PROPOSED BUDGETS AND MILLAGE RATE FOR FISCAL YEAR 2022/2023**

- A. **Ordinance 22-32:** AN ORDINANCE LEVYING TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023

City Attorney Kurt Ardaman read Ordinance 22-32 by title only. Finance Director Laura Zielonka stated that this ordinance sets the millage rate for the next fiscal year. Staff recommends keeping the millage rate flat at 4.5 mills and noted that this millage rate is greater than the rolled back rate of 4.2255 mills by 6.50 percent.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Mueller to approve Ordinance 22-32 with a second reading and public hearing September 29, 2022. Second By Commissioner Sharman and carried unanimously 5-0

- B. **Ordinance 22-33:** AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023

City Attorney Kurt Ardaman read Ordinance 22-33 by title and the following excerpt, which states that it is anticipated that there will be available for use and disbursement from the general funds of said City, revenue in the following amounts:

Collection of Ad Valorem	\$21,351,106
Revenue other than Ad Valorem	<u>29,497,280</u>
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	\$50,848,386

Finance Director Laura Zielonka stated that this ordinance allocates anticipated funds for the next fiscal year. She noted that this is tied to the proposed budget discussed at August 25, 2022 workshop.

Mayor Rees thanked Ms. Zielonka for the response and thoroughness of the answers to their questions. She replied that staff would also be happy to answer any additional questions they may have between now and the second hearing.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Maciel to approve Ordinance 22-33 with a second reading and public hearing September 29, 2022. Second By Commissioner Sharman and carried unanimously 5-0

- C. **Ordinance 22-34:** AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023

City Attorney Kurt Ardaman read Ordinance 22-34 by title and an excerpt that the anticipated availability for use and disbursement from the CRA funds of the City, were revenue in the following amounts:

Collection of Ad Valorem	\$1,350,323
Revenue other than Ad Valorem	<u>1,028,841</u>
TOTAL REVENUES AVAILABLE FOR EXPENDITURES	\$2,379,164

Finance Director Laura Zielonka stated that this ordinance allocates the anticipated CRA revenues for 2023. She informed that these were unanimously approved by the CRA and staff recommends approval.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Maciel to approve Ordinance 22-34 with a second reading and public hearing September 29, 2022. Second By Commissioner Sharman and carried unanimously 5-0

- D. **Ordinance 22-35:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, AUTHORIZING THE APPROPRIATIONS OF CITY FUNDS FOR FISCAL YEAR 2022-23 IN ACCORDANCE WITH ARTICLE 3 SECTION 30 (5) OF THE CITY CHARTER OF THE CITY OF WINTER GARDEN, FLORIDA, AND FLORIDA STATUTE 166.241 FOR THE PURPOSE OF FULFILLING THE FINANCIAL OBLIGATIONS OF THE CITY

City Attorney Kurt Ardaman read Ordinance 22-35 by title only. Finance Director Laura Zielonka noted that this last budget item authorizes the appropriations set forth in the budget and noted the availability of staff for answering any questions.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Mueller to approve Ordinance 22-35 with a second reading and public hearing September 29, 2022. Second By Commissioner Bennett and carried unanimously 5-0

REGULAR MEETING

2. **APPROVAL OF MINUTES**

Motion by Commissioner Bennett to approve regular meeting minutes of August 25, 2022 as submitted. Seconded by Commissioner Mueller and carried unanimously 5-0.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 22-23:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 3.04 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE GENERALLY LOCATED SOUTH OF W. COLONIAL DRIVE, WEST OF ORANGE WEST BOULEVARD, AND NORTH OF ROLLING ROCK WAY FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinances 22-23 by title only. Community Development Director Stephen Pash stated that this is a request to rezone the property located at 14990 W. Colonial Drive from C-2 to PCD. The proposed development includes demolition of the existing Circle K gas station and the redevelopment of the site with a new gas station with 16 pumps, car wash, storm ponds and other associated site improvements. He noted that the existing entrance would be moved to assist with site access. He noted that they have been working with Orange County on the intersection improvements and there would be dedication of the right-of-way to the County. He

noted that the County's plan also includes a median separator, making the entrance right in and right out only. Staff has reviewed this item and recommend approval.

Commissioner Mueller inquired of the number of electrical charging stations. Mr. Pash responded that he believes there are none at this point. There was discussion on the purchase of some of the surrounding properties. Commissioner Mueller stated that he did not note any solar power and only use of the electric grid. He also voiced concerns regarding the car wash. Mr. Pash informed that this is the right of the owner to request the car wash and noted that it is located just behind the building. Commissioner Mueller noted that the design looks great, but he is mindful of the environmental impact, noting more space taken, adding more gas, not accommodating for electric, not providing solar, and use of more water. Mr. Pash noted that car wash facilities recycle their water and reuse it. Commissioner Mueller noted that they also use a lot of power and would like a conversation with the requestor before moving forward. Although, he did expressed that he would be comfortable moving forward tonight if there could be some communication with them before the second reading. City Manager Jon C. Williams noted that staff could relay the concerns and speak with the developers; Mr. Pash noted that they were in attendance and have heard the concerns.

Mayor Rees inquired of the reference to Avalon Road and asked whether this was related to the widening of the road. Mr. Pash noted and there was discussion on this being the intersection only, and not all widening down to the turnpike. There was discussion on the alleviation of traffic and an elevated median to force traffic direction.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Mueller to approve Ordinance 22-23, with the condition of discussion regarding the aforementioned concerns before the second reading and public hearing on September 29, 2022. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. **Ordinance 22-24:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 31.00 ± ACRES LOCATED AT 115 ROPER ROAD, AND 705 & 721 WINTER GARDEN VINELAND ROAD, EAST OF WINTER GARDEN VINELAND ROAD, WEST OF LOST GROVE CIRCLE, NORTH OF DUFF DRIVE, AND SOUTH OF ROPER ROAD, FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE DUPPENTHALER PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 22-24 by title only. Community Development Director Stephen Pash stated that this is a request to rezone property

located at 705 & 721 Winter Garden Vineland Road, as well as 115 Roper Road from R-1 to PUD. He noted that this property is approximately 31 acres and has a low density future land use designation, which would allow a maximum of six dwelling units per acre. He noted that this property could be developed at its maximum of 186 homes. This propose PUD would develop it at 2.8 dwelling units per acre, which is 87 homes. It is consistent with the surrounding neighborhoods. He noted that the ordinance has design standards, open space requirements, setbacks and conditions of entering into a developers agreement, which would include their fair share into a traffic signal at Roper Road. Staff recommends approval of Ordinance 22-24.

There was discussion on having a roundabout as opposed to a traffic signal, the lack of right-of-way to accomplish it, and plans in the past to use this as a medical office.

Mayor Rees noted that he likes the low density and inquired if there were any elevations from the applicant. He addressed concerns regarding the removal of the live oaks and requested efforts be made to save some of the big trees. Mr. Pash noted that they have not fully engineered the site, so this could still be addressed.

Commissioner Mueller voiced concerns about this being a gated community, especially in a low density area and spoke of funding of the roads; he would like to see them take the gates out. Mr. Pash noted that the applicants are in attendance and heard his concern.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Bennett to approve Ordinance 22-24 with a second reading and public hearing September 29, 2022. Seconded by Commissioner Maciel and carried unanimously 5-0.

- C. **Ordinance 22-26:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.59 ± ACRES LOCATED AT 13023 WEST COLONIAL DRIVE, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **Ordinance 22-27:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.59 ± ACRES LOCATED AT 13023 WEST COLONIAL DRIVE, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL

DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- E. **Ordinance 22-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.59 ± ACRES LOCATED AT 13023 WEST COLONIAL DRIVE, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY C-1 RETAIL COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinances 22-26, 22-27 and 22-28 by title only. Community Development Director Stephen Pash stated that this is a voluntary annexation and described the property location. He noted that they are requesting a zoning of C-2 and a future land use of commercial. This is consistent with the surrounding area and staff recommends approval of Ordinances 22-26, 22-27 and 22-28.

Commissioner Maciel inquired as to why this is C-2 instead of C-1. Mr. Pash explained that C-1 is in the City's downtown district and C-2 is the commercial district that goes along State Road 50.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Maciel to approve Ordinances 22-26, 22-27 and 22-28, with a second reading and public hearing September 29, 2022. Seconded by Commissioner Sharman and carried unanimously 5-0.

- F. **Ordinance 22-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.75 ± ACRES LOCATED AT 9TH STREET, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- G. **Ordinance 22-30:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.75 ± ACRES LOCATED AT 9TH STREET, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY LOW MEDIUM DENSITY RESIDENTIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- H. **Ordinance 22-31:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.75 ± ACRES LOCATED AT 9TH STREET, WEST OF 9TH STREET, EAST OF SOUTH DILLARD STREET, SOUTH OF REGAL DOWNS CIRCLE, AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinances 22-29, 22-30 and 22-31 by title only. Community Development Director Stephen Pash stated that this is a voluntary annexation and noted the parcel's partial identification number as 12-22-27-6496-21-000. He noted that this request is for C-2 zoning as well as a commercial future land use and is consistent with the surrounding area. Staff recommends approval of Ordinance 22-29, 22-30 and 22-31.

Commissioner Mueller inquired of the move from Orange County R-2 to the City C-2. Mr. Pash responded that he was not aware of why this property had a residential zoning within the County. He described the surrounding commercial buildings and there was discussion regarding this probably being leftover when this area was all orange groves with a house located there and it was never changed. There was discussion regarding the former owner of the property, clean up in the location, and redevelopment of that area.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Maciel to approve Ordinances 22-29, 22-30 and 22-31, with a second reading and public hearing September 29, 2022. Seconded by Commissioner Sharman and carried unanimously 5-0.

- I. **Ordinance 22-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REPLACING ORDINANCE 20-08 GENERALLY KNOWN AS THE SONATA WEST MOB II / NHCC PCD PERTAINING TO THE 5.51 +/- ACRE PROPERTY GENERALLY LOCATED AT 541 WINTER GARDEN VINELAND ROAD, WEST OF DANIELS ROAD, EAST OF WINTER GARDEN VINELAND ROAD, SOUTH OF SUNBRIDGE CIRCLE, AND NORTH OF ROPER ROAD; AMENDING THE PCD TO MODIFY THE SITE PLAN AND PERMITTED USES, AMENDING THE DEVELOPMENT PLAN AND OTHER DEVELOPMENT RESTRICTIONS, AND RENAMING THE DEVELOPMENT AS THE PAM REHAB HOSPITAL PCD; PROVIDING FOR NONSEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 22-36 by title only. Community Development Director Stephen Pash stated that this is a request to amend and replace Ordinance 20-08. It changes the approved use at 541 Winter Garden Vineland Road. He noted that Ordinance 20-08 approved developing the site with two two-story buildings,

to be used for medical offices and a church. The proposed use changes this to a single-story physical rehabilitation hospital along with other site improvements. He described this development, noting the installation of a turn lane on Winter Garden Vineland Road, described the access point, and noted payment of their fair share of installation of a traffic light at Winter Garden Vineland and Roper Road. There was mention of a potential roundabout, which would require a substantial amount of dedicated right-of-way. Staff recommends approval of Ordinance 22-36.

There was discussion on roundabouts.

Mayor Rees voiced the need to also make efforts to save the live oak trees.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to approve Ordinance 22-36 with a second reading and public hearing September 29, 2022. Seconded by Commissioner Bennett and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. Recommendation to approve agreement between The School Board of Orange County, Florida and the City of Winter Garden Police Department for the School Resource Officer Program

Police Chief Steve Graham stated that this is a new agreement with the Orange County Public Schools for School Resource Officer (SRO) participation. He noted that this is for schools within the City's jurisdiction. He noted that this agreement outlines what the City would be compensated for the next two years.

There was discussion of the Orange County School Board police department and it not being designed to staff the schools. Police Chief Graham described them as a command staff taking only care of specific issues and noted some of their functions.

Commissioner Bennett spoke of how this need for the SROs was handed down by the legislature, and was an unfunded emergency need at the onset. She inquired of the current status being any better, ability to supply officers, and the lack of funding. Police Chief Graham responded that the funding that is provided falls short of what it actually costs the City to supply an officer to the school. He spoke of the related negotiations.

Commissioner Maciel spoke of the tremendous benefit of having the officers in the schools, but wondered how this impacts the department, whether there is stress or strain on the department to provide the SROs. Police Chief Graham responded that for the City, this has been a strain as the officers had not been in the schools a couple of years ago and now all of our schools are covered and he noted that some need more

than one officer. He described the added strains of needing to legally be present on campus from bell to bell, no flexibility in cases of a sick or vacationing SRO, and sometimes there are issues that require pulling an officer off of their zone. He stated that it is a strain, but the safety of the children is foremost.

Commissioner Mueller noted that Orange County is its own taxing entity and he would like to see them pick up more of the bill. Mayor Rees expressed that we all would, but they know that the City is going to do what is best for its citizens.

Motion by Commissioner Bennett to approve an agreement between The School Board of Orange County, Florida and the City of Winter Garden Police Department for the School Resource Officer Program. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. Recommendation to waive formal procurement process and award to Reef Controls LLC with construction of three and installation of two new Master Radio SCADA control panels in the amount of \$78,500

City Engineer Jim Monahan stated that the SCADA control panels for both the Water Tower and the SCADA Station have deteriorated to the point where it is not feasible to repair and they are required to be replaced with new units.

He noted that there is a third unit as a backup for either of these two units in order to minimize disruptions to the data control. He noted that this is critical to the data collection and operation of the water and wastewater treatment facilities. He noted that these items were included in the 2023 operating budget. Staff recommends approval of waiving the formal procurement process and awarding the construction of three, and installation of two, new Master Radio SCADA control panels in the amount of \$78,500.

There was discussion on the actual amount that was budgeted, access to materials, training and the timeframe.

Motion by Commissioner Sharman to waive the formal procurement process and award construction of three, and installation of two, new Master Radio SCADA control panels to Reef Controls LLC in the amount of \$78,500. Seconded by Commissioner Bennett and carried unanimously 5-0.

- C. Recommendation to waive the formal process and award purchase order to Cathcart Construction Company to remedy deficient manholes and pipe at the Wastewater Treatment Facility (WWTF) in the amount of \$476,640

City Engineer Jim Monahan stated that two existing sanitary manholes and the piping in between needs replacement at the Crest Avenue wastewater facility. The wastewater plant operators discovered a hole in the pavement near one manhole, leading to the

discovery of a hole in a manhole wall. He explained that this is where all wastewater comes into the facility. An emergency repair was performed to keep the manhole operating and a subsequent investigation revealed that the repaired manhole and the one upstream had deteriorated walls and were only half the original thickness. He also noted that with these carrying all wastewater into the facility, bypass pumping would be required. Staff recommends waiving the formal process and awarding a purchase order to Cathcart Construction Company in the amount of \$476,640 to remedy the deficient manholes and pipe at the WWTF.

Commissioner Bennett spoke of the old brick structures, their use in the past, and how the pressure coming to that one point could have potentially been a really big problem. Mr. Monahan informed of the ability of wastewater to deteriorate concrete and brick.

Commissioner Mueller commended staff for their quick response in handling this situation and in having the needed funding for repair when these types of emergencies happen.

City Manager Williams noted that this project could last approximately two weeks, depending on the weather. He indicated that the surrounding neighbors of the plant would be notified and some effort would be made to minimize the loud noises, but noted the nature of the work.

Motion by Commissioner Bennett to waive the formal process and award a purchase order to Cathcart Construction Company in the amount of \$476,640 to remedy the deficient manholes and pipe at the Waste Water Treatment Facility. Seconded by Commissioner Sharman and carried unanimously 5-0

D. Recommendation to approve agreement acquisition for property located at 136 Center Street from Nyazya Bostwick

Planning Consultant Ed Williams expressed excitement in bringing the Bostwick parcel before the City Commission for purchase approval and described the location as the southwest corner of Center Street and Tenth Street. He stated that it is critical to the redevelopment of the Center Street project. He noted that Miss Bostwick was willing to sell it to the City at the price that the City has been paying in that area. He noted that City Attorney Dan Langley had been working to resolve some legal issues relating to the parcel. He noted that it is 7500 square feet with two buildings on it and the price is \$300,000. He noted a nearby parcel sold at a similar price. Staff recommends approval and requests authorization for the City Manager to sign all related documents.

Commissioner Maciel commended staff for their great work in this effort.

Motion by Commissioner Maciel to approve agreement acquisition for property located at 136 Center Street from Nyazya Bostwick and authorize the City Manager to

execute all related documents. Seconded by Commissioner Sharman and carried unanimously 5-0

E. Recommendation to approve agreement acquisition for property located at 224 Center Street from Merdis Elaine Guardian Brown

Planning Consultant Ed Williams stated that this second parcel is also a 7500 square foot parcel. He described the location and stated that it is vacant and would make an excellent addition to the redevelopment plan on Center Street. He informed that the owner, Merdis Brown, has agreed to sell the property to the City for \$150,000, which is very similar to purchases the City has had in that area. Staff recommends approval and requests authorization for the City Manager to sign all related documents.

Commissioner Maciel expressed that these purchases are not just for the sake of acquisition, but for the building of affordable houses. These properties will be put to work for the neighborhood and the redevelopment of East Winter Garden.

Motion by Commissioner Sharman to approve agreement acquisition for property located at 224 Center Street from Merdis Elaine Guardian Brown. Seconded by Commissioner Maciel and carried unanimously 5-0.

F. Recommendation to approve special exception permit and agreement to remove billboards located at 12201 and 12403 West Colonial Drive and construct new double sided billboard on property located at 12201 West Colonial Drive, subject to the conditions

Community Development Director Stephen Pash stated that this is a billboard removal and relocation request from The Lamar Companies. He indicated that the City code prohibits new billboards, but allows for billboard companies to request a special exception through the City Commission to remove at least two billboards and install one new digital billboard, which is double-sided. The applicant is requesting this relocation and reconstruction agreement, to remove an existing double-sided billboard at 12403 West Colonial Drive (Main Street Mower) and at 12201 West Colonial Drive. They would then replace it with a new 378 square foot double-sided digital billboard, which is at the Kingdom Church, previously the Camping World RV Park. This agreement is the same as one in 2015 with Clear Channel. The agreement, which was drafted by the City Attorney, has been reviewed by staff and approval is recommended.

There was discussion on the size of the billboards, use of the same post and its lighting.

Commissioner Mueller voiced that he struggles with putting another billboard up, even if we are taking two down.

Motion by Commissioner Sharman to approve Special Exception Permit and agreement to remove billboards located at 12201 and 12403 West Colonial Drive and

construction of a new double-sided billboard on property located at 12201 West Colonial Drive. Seconded by Commissioner Maciel and carried 4-1; Commissioner Mueller opposed.

G. Recommendation to approve SPECIAL EVENT – Garden Community Choir – Wine Walk November 10, 2022 – 5:00 p.m. to 9:00 p.m.

Community Development Director Stephen Pash stated that this is a request of the Garden Community Choir to have their annual wine walk. The request is to hold the event on Thursday, November 10, 2022 from 4:00 p.m. to 10:00 p.m., which includes set up and break down times. He noted that the event would be the same as previous years where the pavilion would be used for registration. He described some of the event activities, and specified the location of the restricted areas for wine and alcohol. Staff recommends approval.

Motion by Commissioner Bennett to approve a special event for the Garden Community Choir Wine Walk on November 10, 2022 from 5:00 p.m. to 9:00 p.m. with street closure. Seconded by Commissioner Sharman and carried unanimously 5-0.

H. Recommendation to approve SPECIAL EVENT – Think Pink Ride – October 8, 2022 – 6:00 a.m. to 3:00 p.m.

Community Development Director Stephen Pash stated that this is a special request from Wheel Works to hold their annual Think Pink Bicycle Ride on Saturday, October 8, 2022. He described the event, activities, requested time and road closure. Staff recommends approval.

Mayor Rees addressed the start of the event and that there would be no use of loud speakers because of the early start time. Mr. Pash noted that this early time would mostly be for the set up. There was also discussion on the 62 mile event and there being enough time for the cyclist to return.

Motion by Commissioner Bennett to approve a special event for the Think Pink Ride on October 8, 2022 from 6:00 a.m. to 3:00 p.m. with street closure and subject to conditions. Seconded by Commissioner Mueller and carried unanimously 5-0.

I. Recommendation to approve City-sponsored SPECIAL EVENTS

Harvest Sidewalk Sale & Stroll	Downtown	October 22	
Shop Small Saturday	Downtown	November 26	
Holiday Boutique Stroll	Downtown	December 8	5:00 – 8:00 p.m.
Tis the Season (Micro Events)	Downtown	December 4 – 28	5:30 – 9:30 p.m.

Community Development Director Stephen Pash listed the City-sponsored events, their locations and times. Staff recommends approval.

It was noted that there were no street closures for these events.

**Motion by Commissioner Bennett to approve City-sponsored special events as stated.
Seconded by Commissioner Sharman and carried unanimously 5-0.**

5. MATTERS FROM PUBLIC

Larry Guest, 417 S. Main Street, Winter Garden, Florida addressed concerns regarding speeding on Main Street. He spoke of the children that live in the area and voiced concerns for their safety. He thanked the City for the new installation of stop signs nearby and voiced that it is a start.

Mayor Rees expressed that the area would be monitored and reminded that there is a shortage of police officers.

6. MATTERS FROM CITY ATTORNEY – There were no items.

7. MATTERS FROM CITY MANAGER – Jon C. Williams

Traffic and Speeding Concerns

City Manager Jon C. Williams addressed issues of traffic and speeding as being great throughout the City. He indicated that he would arrange a meeting with Toole Design Group regarding a traffic calming plan for addressing the concerns. There was discussion that this meeting would take place at the end of October and information would be brought back to the City Commission at a later date.

North Boyd Parking Lot

City Manager Jon C. Williams noted that the bike shelter at the North Boyd parking lot has arrived and would be lifted into place. He noted that a portion of the shelter is closed, but once that portion is complete, there will be a review of adding some bicycle repair stations.

West Orange High School Homecoming Parade

City Manager Jon C. Williams announced the West Orange High School Homecoming parade on Tuesday, September 27, 2022. Plant Street would be closed at 2:00 p.m. and the parade would commence at 6:00 p.m.

8. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Bennett wished Assistant City Manager Frank Gilbert a happy birthday.

Commissioner Mueller thanked Finance Director Laura Zielonka and City Manager Jon C. Williams for their effort in preparing the budget.

Commissioner Maciel thanked everyone for their efforts in the East Winter Garden and feels that we are headed in the right direction.

