



# CITY OF WINTER GARDEN

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## CITY COMMISSION AND COMMUNITY REDEVELOPMENT AGENCY REGULAR MEETING MINUTES

August 14, 2014

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

**Present:** Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman

**Also Present:** City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager - Public Services Don Cochran, Assistant City Manager - Administrative Services Frank Gilbert, Community Development Director Ed Williams, Finance Director Laura Zielonka, Fire Chief Matt McGrew, Police Chief George Brennan, Economic Development Director Tanja Gerhartz, and West Orange Times Reporter Peter M. Gordon

### 1. **APPROVAL OF MINUTES**

**Motion by Commissioner Buchanan to approve regular meeting minutes of July 10, 2014, as submitted. Seconded by Commissioner Makin and carried unanimously 5-0.**

### 2. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 14-26:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 33.79 ± ACRES OF REAL PROPERTY GENERALLY LOCATED AT 562 BEARD ROAD LOCATED SOUTH OF THE FLORIDA TURNPIKE AND EAST OF DANIELS ROAD AT THE SOUTHWEST CORNER OF BEARD ROAD AND 9TH STREET FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT DISTRICT); PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR NON-SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 14-26 by title only. Community Development Director Williams stated that this applicant has not been able to resolve some issues with their neighbors and staff requests postponement until after review by the Planning and Zoning Board.

**Motion by Commissioner Olszewski to postpone Ordinance 14-26 as requested. Seconded by Commissioner Makin and carried unanimously 5-0.**

B. **Ordinance 14-27:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 03-51 ESTABLISHING PCD ZONING FOR APPROXIMATELY 14.14 ACRES OF LAND (WEST ORANGE BUSINESS CENTER,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 87) GENERALLY LOCATED SOUTH OF THE TURNPIKE AND EAST OF C.R. 535 TO ALLOW FOR ADDITIONAL PERMITTED AND SPECIAL EXCEPTION USES FOR AN APPROXIMATELY 2.55 +/- ACRE LOT WITH ORANGE COUNTY TAX PARCEL IDENTIFICATION NUMBER 26-22-27-9147-00-020 OWNED BY WEST ORANGE OUTPARCEL, LLC; PROVIDING FOR AMENDMENTS, NON-SEVERABILITY AND AN EFFECTIVE DATE (West Orange Business Center)

City Attorney Ardaman read Ordinance 14-27 by title only. Community Development Director Williams stated that this is a vacant parcel within the West Orange Business Center. The applicant is proposing to add additional uses to be allowed on the property. This has been reviewed by the Development Review Committee (DRC), the Planning and Zoning Board, and staff and recommends approval subject to the conditions provided.

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

**Motion by Commissioner Buchanan to approve Ordinance 14-27 with the second reading and public hearing being scheduled for August 28, 2014. Seconded by Commissioner Olszewski and carried unanimously 5-0.**

- C. **Ordinance 14-31**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 10.475 +/- ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF SUNRIDGE BOULEVARD, NORTH OF BLACK LAKE, EAST OF AVALON ROAD, AND WEST OF SIPLIN ROAD FROM CITY NZ NO ZONING DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 14-31 by title only. Community Development Director Williams stated that this property is located south of the schools that have been built off of SunRidge. It is a large parcel of ten acres but they are only requesting to build one home at this time. There are wetlands associated with the property. He noted that it would be very expensive to provide sewer and water to the property because of the topography. They are requesting the rezoning and will try to market it as an estate property. This item has been reviewed by the Planning and Zoning Board and staff, and both recommend approval subject to the conditions stated in the agenda packet.

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

**Motion by Commissioner Olszewski to approve Ordinance 14-31 with the second reading and public hearing being scheduled for August 28, 2014. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- D. **Ordinance 14-32:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE DESIGNATION FROM ORANGE COUNTY RURAL TO CITY SUBURBAN RESIDENTIAL FOR PROPERTY GENERALLY DESCRIBED AS 64.39 ± ACRES GENERALLY LOCATED EAST OF AVALON ROAD ON THE NORTH AND SOUTH SIDE OF SUNRIDGE BOULEVARD AT 505 AND 807 AVALON ROAD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 14-32 by title only. Community Development Director Williams stated that this is one of the last vacant pieces of property that has not been approved and is adjacent to the schools. It is primarily along the frontage and formerly known as the Sessions property. They are requesting a future land use designation. This has been reviewed by the Planning and Zoning Board and staff. It has to receive comments from the State of Florida because it is a comprehensive plan amendment for a land use designation. Staff asks that the second hearing be heard after the State comments. Staff recommends approval.

Mayor Rees clarified that one of the conditions is that they enter into a fair share agreement. Mr. Williams replied yes, this item will be addressed later in the meeting.

Commissioner Buchanan asked what would be some of the State's review. Mr. Williams responded that they will look at this only from a land use standpoint. Are there adequate sewer, water, and roads; are the lots similar and compatible with the surrounding area.

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

**Motion by Commissioner Olszewski to approve Ordinance 14-32 with the second reading and public hearing being scheduled after the State's review, and subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- E. **Ordinance 14-33:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 68.09 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF AVALON ROAD ON THE NORTH AND SOUTH SIDE OF SUNRIDGE BOULEVARD AT 505 AND 807 AVALON ROAD AND 14966 SIPLIN ROAD, FROM NO ZONING (NZ) AND R-1B SINGLE-FAMILY RESIDENTIAL DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE IOTA SESSIONS PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 14-33 by title only. Community Development Director Williams stated that this is the zoning request associated with the last hearing. The applicant has submitted a zoning request with a variety of lot sizes. They would obtain somewhere in the range of 100 units on 68 acres. So the density is very low for that area. It has been reviewed by staff and the Planning and Zoning Board and both recommend approval subject to conditions.

Commissioner Buchanan asked why there was a difference in the acreage. Mr. Williams explained that a small portion of the property was already in the City.

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

**Motion by Commissioner Buchanan to approve Ordinance 14-33 with the second reading and public hearing being scheduled at the same time as Ordinance 14-32. Seconded by Commissioner Sharman and carried unanimously 5-0.**

3. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCE**

- A. **Ordinance 14-12:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2013-2014 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 14-12 by title and the following excerpt from Section 1 as follows:

<b><u>REVENUES</u></b>	
General Fund	\$370,488
Community Redevelopment Agency	125,000
Law Enforcement Trust Fund	11,017
Local Option Gas Tax Fund	363,180
General Impact Fee Fund	25,184
Transportation Impact Fee-General Fund	1,213,596
Utility Operating Fund	111,883
Utility Impact Fee Fund	1,156,053
Utility Renewal and Replacement Fund	29,073
Stormwater Fund	<u>200,127</u>
	\$3,605,601

Mr. Ardaman noted that the expenditures are itemized just as the revenues in the same amounts.

Finance Director Zielonka stated that these are the mid-year adjustments that have occurred since the original budget was adopted.

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

**Motion by Commissioner Makin to adopt Ordinance 14-12. Seconded by Commissioner Buchanan and carried unanimously 5-0.**

4. **REGULAR BUSINESS**

A. **Recommendation to approve entering into a SunRidge Boulevard Fair Share Agreement with Iota Sessions, LLC**

Community Development Director Williams stated that this agreement is similar to the other agreements for the other properties we have seen along SunRidge. It memorializes the developer is required to pay for water, wastewater, road and drainage and its proportionate share of services for SunRidge. The Planning and Zoning Board and staff recommend approval.

Mayor Rees asked if the calculations are based upon the 68 acres. Mr. Williams replied yes and explained that it is for the entire property based on their proportionate share of the roads and utilities. This will be reviewed when these items are done to be sure everyone has paid their fair share of the costs.

**Motion by Commissioner Buchanan to approve the entering into a SunRidge Boulevard Fair Share Agreement with Iota Sessions, LLC. Seconded by Commissioner Sharman and carried unanimously 5-0.**

B. **Recommendation to approve the Site Plan for Baer's Furniture located at 12105 W. Colonial Drive, subject to conditions**

Community Development Director Williams stated that this property is located at the northwest quadrant of State Road 429 and State Road 50. It is already zoned for commercial development. He noted that this is for an 82,000 square foot furniture facility with an additional building of retail in the second phase of retail approximately 14,000 square feet. He noted that staff has reviewed the site plan in detail and has provided the recommended conditions in the agenda packet and recommends approval.

**Motion by Commissioner Olszewski to approve the Site Plan for Baer's Furniture located at 12105 W. Colonial Drive, subject to conditions recommended by staff (*See attached Exhibit A*). Seconded by Commissioner Sharman and carried unanimously 5-0.**

C. **Recommendation to approve the Site Plan for Plant Street Market located at 426 W. Plant Street, subject to conditions**

Community Development Director Williams stated that staff requests a continuation of this item until the next meeting. He noted that there are still a few unresolved issues on the site plan.

**Motion by Commissioner Olszewski to approve postponing the site plan for Plant Street Market located at 426 W. Plant Street until the next meeting (August 28, 2014). Seconded by Commissioner Buchanan and carried unanimously 5-0.**

**D. Recommendation to approve Interlocal Agreement for Fire Dispatch Services with Orange County from October 1, 2014 through September 30, 2019**

Fire Chief McGrew stated that he is bringing before the City Commission a Fire Emergency Medical Services (EMS) Dispatch agreement which is a regularly budgeted item. This agreement provides Winter Garden Fire and Rescue with all its Fire and EMS dispatch services. He shared that with this agreement, the City of Winter Garden, actually splits the cost of eight dispatch positions with two other agencies; Ocoee and Maitland. He stated that technically the City of Winter Garden only pays for just under three dispatchers.

Fire Chief McGrew shared two highlights within the agreement, one being that Orange County will be discontinuing some of the alert boxes that are in two of our fire stations. These intentions are included in Section 4.A. Fire Chief McGrew described the function of these alert boxes and noted that the City will be functional through December 2015. This will allow us the time to budget for next year. Mayor Rees asked about the cost of the box. Fire Chief McGrew responded that the box installed on Daniels Road approximately five years ago was \$12,000.00.

Chief McGrew also noted that this agreement is increasing from a three year agreement to a five year agreement. Staff believes that this agreement is cost effective and beneficial to the City and recommends approval.

**Motion by Commissioner Sharman to approve interlocal agreement for fire dispatch services with Orange County, Florida, from October 1, 2014 through September 30, 2019. Seconded by Commissioner Makin and carried unanimously 5-0.**

**E. Request approval to utilize Edward Byrne Memorial Justice Assistance Grant (JAG) program funds to purchase officer worn body cameras for \$10,343.00 with public comment**

Police Chief Brennan stated that as a County-wide State solicitation portion of the Edward Byrne Memorial Justice Assistance Grant (JAG), \$10,343.00 has been specifically earmarked for the Winter Garden Police Department. He noted that staff is requesting to use those funds to purchase body worn cameras for the officers.

Commissioner Olszewski asked if this will outfit all of our Police Officers or just the ones on patrol. Police Chief responded that this will not outfit all of the patrol officers and is just a start. Staff is still evaluating the different manufacturers and once this is done they can determine how many they can get at what price. Commissioner Olszewski

asked if there are a ballpark number of officers. Police Chief Brennan responded at least ten. There was discussion on the camera options and staff's review.

Mayor Rees opened the matter for public comment. Hearing none, Mayor Rees called for a motion.

**Motion by Commissioner Buchanan to approve utilizing Edward Byrne Memorial Justice Assistance Grant (JAG) program funds to purchase officer worn body cameras for \$10,343.00 with public comment. Seconded by Commissioner Makin and carried unanimously 5-0.**

**F. Recommendation to approve extending Rural/Metro Emergency Ambulance Transportation Agreement for one year**

City Manager Bollhoefer stated that staff has been evaluating whether it can take over its own EMS service, which is about finished. He noted that even if the City Commission decides to switch over, it would be a year-long process. He noted that it would require hiring new firefighters, purchasing equipment, and setting up stations for the vehicles. He noted that staff is asking to extend the current agreement for a year. The study will be brought back to the City Commission within a month.

Commissioner Sharman and Makin shared that they were anxious to see the study and the numbers.

**Motion by Commissioner Makin to approve extending Rural/Metro Emergency Ambulance Transportation Agreement for one year. Seconded by Commissioner Buchanan and carried unanimously 5-0.**

*Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 6:54 p.m.*

**Members Present:** Chairman John Rees, Members Robert Olszewski, Bob Buchanan, Kent Makin, Colin Sharman and CRAAB Chairman Larry Cappleman

**G. Recommendation to approve \$6 million of CRA funds to construct a 3-story 4-level parking garage on the site of the existing parking lot south of Tremaine Street and to hire Walker Parking Consultants to prepare and distribute the design/build package**

CRA Member Cappleman stated that our CRA is entering its final decade of existence. He noted that unless it secures some sort of extension, the board will run through December 2023. He stated that the loan that was taken out to do the improvements to downtown Winter Garden will be paid off this year. Staff has told the CRAAB that a conservative projection of the revenues for the balance of the term of the CRA totals at least \$6,000,000. The CRAAB thinks it is prudent to look for a final large project signifying the same type of importance as the first one, which was downtown Winter

Garden. The CRAAB, for almost two years, has been looking at a variety of projects which would have to be structured within the boundaries of the CRA. He noted that the CRAAB looked at several community projects that have to be infrastructure projects to support development within the CRA. Supplying additional parking would be the most effective way to fulfill the purpose of the CRA. He shared that the purpose of the CRA is to correct the conditions of slum and blight that existed back in 1992 when the CRA was started. He described the benefits of additional parking in core downtown historic area that would allow the City to thrive and prosper even after the CRA expires. The CRAAB is convinced the parking can be constructed in a way that we can maintain the small town community feel that draws others to our wonderful town. He stated that in June, the CRAAB passed, by unanimous vote, to provide the City of Winter Garden with \$6,000,000.00 to construct three floor four-level parking garage; located inside the current parking lot between Boyd Street and Lakeview Avenue and south of Tremaine Street. **Member Cappleman stated he would like to place the motion on the table for discussion.** (Provide the City of Winter Garden with \$6,000,000.00 to construct three floor four-level parking garage; located inside the current parking lot between Boyd Street and Lakeview Avenue and south of Tremaine Street.)

Commissioner Olszewski asked if the \$6,000,000.00 will deplete the CRA funds. Mr. Cappleman responded that they do not believe that will be the case. The \$6,000,000.00 projection was done by staff assuming no additional new properties downtown, assuming a two and a half percent growth in property values each year. He noted that staff thought this to be a very conservative figure and there would still be money available for façade grants and smaller uses during the year. Right now there is about a \$400,000.00 in surplus funds that would be carried forward and would be enough money to continue what is being done today.

Mayor Rees inquired if the projected figure included any additional construction downtown. Mr. Cappleman responded that they have not heard a figure yet. City Manager Bollhoefer shared that if there was absolutely no growth, over a period of time that amount would be \$6,300,000.00 and with growth the City would expect that amount to be significantly more.

City Manager Bollhoefer displayed a PowerPoint presentation (*See attached Exhibit B*) and highlighted some of the critical issues involved in the decision for a parking garage in the downtown historical area.

Mr. Bollhoefer concluded his presentation by recommending that the parking garage be built on the south site, four levels, with 600 to 700 spaces, develop a temporary parking plan for on-site construction time, include a promenade in front of garage to create an activity space, and sell the adjacent City property to create more space for retail. He also noted some community meeting issues such as designing the streets to prevent north/south traffic, minimizing lighting, not developing Plant Street and Dillard Street

until the parking garage is built, and ensuring that the parking garage has active space for Tremaine Street and Joiner Street.

**CRA Member Cappleman noted he is placing the CRAAB recommended motion before this board. [There was no second to the motion.]**

**Mayor Rees** shared that he just received a packet two nights ago and needed more time to review this item. He noted that the counts given last year showed a weighted average of parking spaces being used was at 51 percent on a weekday and 74 percent on Saturday, based on 732 spaces now this report has 896 spaces. He expressed that he needs a little more time than two days to analyze this issue and in his opinion he was not ready to vote on this issue.

**Commissioner Olszewski** asked if there would be a charge for parking in this garage as proposed. **City Manager Bollhoefer** responded that as proposed there is no charge for parking as to encourage retail growth. He shared that the conduit could be built in and retrofitted should this be an option for the future.

**Mayor Rees** noted that he has a couple of lists of questions that he would like to sit down with the City Manager to discuss. **Mr. Cappleman** noted that the biggest deadline that they have been presented is to try and have the parking garage ready for construction during late spring of 2015 and use the slower summer months and have it completed by September 15th. He noted that two more weeks would not impede that goal and thought it is a reasonable request.

**Commissioner Olszewski** thanked staff and CRAAB for all their efforts. His hope is that with the money available in the CRA that other blighted areas, particularly East Winter Garden, will be looked at. **Commissioner Olszewski stated that at the Mayor's request, his \*MOTION is to delay this matter until the next meeting.** City Attorney Ardaman stated there is no motion necessary, but if the Commissioner chooses to do so he can. *[There was no second to this motion.]*

**Commissioner Makin** observed in the slideshow presentation that a parking garage to the north shows the transportation analysis has determined that the road cannot support the garage, and asked about factoring the cost of making those roads suitable to handle the traffic. **City Manager Bollhoefer** responded that he is not sure that would be feasible because it would require taking land from homeowners for the right-of-way and the cost would be astronomical. **Commissioner Makin** stressed that was his point; was this all taken into consideration when the study was done with the road being smaller on this side. He expressed that this is a \$6.6 million budget for a parking garage without consideration of the road improvement and impact to the area. **City Manager Bollhoefer** noted that once staff saw that the road system would not work, the analysis did not go any further than that.

**Commissioner Buchanan** stated that this was started three years ago and it has gotten really heavy within the last two years. He expressed that he did not think two more weeks is that much time to wait.

**Commissioner Sharman** shared that he has received letters and emails of recommendation and wondered if anyone else had received these types of communications. **City Manager Bollhoefer** stated that the Winter Garden Merchant's Association Board and the CRAAB voted unanimously to support this issue. He shared that a developer and business owner downtown with a Master's Degree in urban development shared that he thought the south side for the parking garage was the most logical place. He also noted that the Garden Theatre supported the parking garage on the south side.

**Commissioner Buchanan** observed that a lot of people attended the meeting because they saw that this was going to be on the agenda. He expressed that they should be allowed to speak on the issue since they were here. **Mayor Rees** commented that surely they can speak on this item but reiterated that two days before a meeting was not enough time for him to review the materials. He expressed that he was not saying that he was against the parking garage, he just needed more time for review. He noted that his opinion on the location, when, and where for a parking garage has always been different, but he is not against it.

**Commissioner Olszewski** expressed his thoughts on Commissioner Buchanan's request for public comment and stated that we normally have comments from the City Commission and then it is opened for the public. He expressed that if the Mayor is given the time to study these items he may then be able to answer some of the public comments given tonight.

**City Manager Bollhoefer** stated the goal would be to start on-site construction at the very end of May to minimize any impact. He noted that two weeks would have no effect, as it could still be done in that timeframe. He warned any longer delay would significantly increase the construction costs. He also pointed out that we are at risk of actually losing customers because of the lack of downtown parking.

**Commissioner Sharman** agreed with giving the Mayor an additional two weeks to review the material noting that he would also like to study this item a little more himself.

Mayor Rees opened the item to public comments.

Johnny Couch, 515 N. Boyd Street, Winter Garden, Florida, stated he thinks that what the City Commission and everyone has put together on this issue should be applauded. He expressed that he came to the meeting with an open mind, the City is headed in the right direction and this will be awesome for Winter Garden.

Theo Graham, 213 W. Tilden Street, Winter Garden, Florida, stated that when we originally got the CRA, it was because of the blight in East Winter Garden. He recommended that the CRA boundaries be looked at to see what is needed. Mr. Graham wondered how the parking garage falls under blight and asked if it could be explained. **City Manager Bollhoefer** noted that under the CRA plan, it includes parking under the finding of necessity.

**Agency Member Cappleman** explained that the CRAAB for years has looked at East Winter Garden. A number of studies have been done to show the historic part to be from Ninth Street to 12<sup>th</sup> Street and from North to Bay. The CRA's intent is to focus on affordable housing and it did purchase some lots to build the housing but the change in the economy caused the cost to be more than what they were selling for. The City has secured Community Development Block Grants to improve the housing throughout the City of Winter Garden. There is not insensitivity to the affordable housing issue. The CRAAB did not find any particular impact they could make through the expenditure of funds through the CRAAB that could have a positive impact at this time.

**Mr. Graham** spoke of the CRA building one house a year in east Winter Garden. **Mr. Cappleman** disagreed stating he has not seen anything about this and he has been on this board from the beginning.

Alan Haughey, business owner at 700 West Plant Street, Winter Garden, Florida, and member of the CRAAB voiced his surprise that the City Commission needs another two weeks. He shared that this has been under review a few years. He spoke of the community meetings and voiced that the advisory board has had more time than the CRA. He expressed that the advisory board felt it important to get critical mass into the downtown area. He stressed that after years of study, they thought this would be the one thing that would have the greatest impact on the long term future, develop growth, and prosperity in Winter Garden. He again reiterated that this was the unanimous vote of the advisory board and they stand by it.

**Mayor Rees** again reiterated that his decision on a \$6 million dollar project requires more time for review since he received different information than was previously presented to him a year ago. He only needs a few days but the next meeting is in two weeks.

Patricia Angry, 1020 Maxey Drive, Winter Garden, Florida, disagreed with the statements made by Mr. Cappleman. She asked to know who makes the decisions with Community Redevelopment because it is not being redeveloped. She shared that there are some things that can be done that are not expensive down there [in East Winter Garden]. She shared that there are foreigners coming into their community, buying their homes for a few thousand dollars, putting some paint on them, and then renting them for \$1,000 to \$1,200 a month. She stated they do not have any code enforcement out there anymore and burned homes are falling onto other properties. She stated that someone

needs to come and take a look. She volunteered to help and noted that she is available at any time.

**Mayor Rees** addressed Ms. Angry and stated that the City Manager will look into her claims and asked that she give her name and information to the City Clerk for contact.

**Commissioner Olszewski** shared that any time a CRA issue comes before the City Commission he always makes sure that East Winter Garden is mentioned for funding from the CRA. He indicated that Chairman Cappleman pointed out that we were able to get a Community Development Block Grant to assist in the redevelopment of 10 to 12 homes in East Winter Garden that will start this fall. He also noted the refurbishment of the lift station on Ninth Street is being done this year. He addressed the issue of the burnt out homes being a legal process due to multiple owners. He mentioned an honor garden for some of the past pioneers who helped form East Winter Garden and stressed that it is always at the top of his priority list. He thinks a lot of changes will be seen in East Winter Garden by the end of this year that will make people in East Winter Garden very proud.

Ms. Angry suggested the formation of a committee of concerns citizens.

Timothy Maddalena, 168 S. Lakeview Avenue, Winter Garden, Florida, described his observations of the traffic impact in the current downtown area. He spoke of the cost of the parking lot, it being free, the cost for maintenance, cameras, litter, etc. He addressed the need for staff to show people where the additional parking is located and control the traffic flow. Imagine what it will happen when the structure empties out after an event into the local neighborhoods. He asked if everyone wants to live in an attraction and stated that the City is here for the people. He voiced that he did not want this in his back yard.

**The original \*motion by Agency Member Olszewski to postpone this matter until the next meeting was seconded by Agency Member Cappleman and carried unanimously 6-0.**

*The Community Redevelopment Agency adjourned and reconvened as the City Commission at 8:06 p.m.*

5. **MATTERS FROM PUBLIC** – There were no items.

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

7. **MATTERS FROM CITY MANAGER**

City Manager Bollhoefer recognized Anthony Peterson to speak on behalf of an annual event that he holds in the east side of Winter Garden.

The following individuals gave their names and addresses for the purpose of speaking to the special event request to use Zander's Park being denied by the City Manager.

Anthony Peterson, 194 Jean Street, Un-incorporated Orange County, Winter Garden, Florida

Kiara Moore, 646 Bethune Avenue, Winter Garden, Florida

Francine Thomas, 1234 Westside Drive, Winter Garden Florida

Cameron Hope, 1307 Belfiore Way, Windermere, Florida

Mr. Peterson stated that he has had an Eastside event since 2008 which started out as the Unity in the Community event. He shared how this has been increasingly gaining popularity within the community, but this year he was denied. He shared his vision for bringing up the community on the east side. He spoke of those interested in helping and being a part of something positive. He described different events and methods used to bring the community out so that he can then help influence the positive by bringing in speakers who will address various issues. He described past events and the changes made to correct any issues the City may deem necessary in order to continue having this event.

City Manager Bollhoefer clarified with Mr. Peterson that this is the seventh year for this event. Mr. Peterson responded yes. Mr. Bollhoefer stated that the City has allowed this in years past and oftentimes the approval for this event usually ends up on his desk. After discussing it with the Police Chief, Assistant Police Chief, Recreation Director Conn, and Pastor Snell the Chairman of the Eastside Community Development Corporation (ECDC), all three recommended, and he agreed, that in the past the event has had some explicit music, reports of drug use, and a lot of drinking. He noted that it has not been a positive event. He noted staff has made a partnership proposal he thinks will work out for everyone. He suggested that Mr. Peterson's organization, the City, and the ECDC put on an event. This event has been advertised outside of Winter Garden, which brings a lot of outside people to the event. He proposed working with the group to host an event for the citizens of Winter Garden.

Mayor Rees suggested that Mr. Peterson sit down with City staff and work out something with which they could be comfortable.

Mr. Peterson shared that Police Officers are usually in attendance of these events interacting with the crowd. The music issue has been addressed and noted that derogatory music contradicts what they are doing. He spoke of items distributed to children and positive music in the playlist. He expresses his disappointment that this event was denied.

Mayor Rees stated that we will try and get together and work something out for all parties involved.

Francine Thomas stated that she is a part of the Orange County Voters League as well as being on that advisory board in downtown Orlando. She stated that they heard about this event and wanted to be a partner to bring out voter registration and restoration of rights. She

noted that they were incredibly disheartened to know that it was not going to be held in Winter Garden. She noted that she has attended these events and enjoyed them immensely.

Commissioner Olszewski shared that he has attended this event for the past four years. He shared that having witnessed the event he thinks Mr. Peterson has shown a lot of passion in promoting East Winter Garden. He noted that this is the first time that this is coming before the City Commission and echoed the Mayor's comments to meet with the City Manager in an effort to see if there are ways to make this happen as partners.

Mr. Peterson agreed to a meeting and doing anything that he can do to continue the change in East Winter Garden and promote making a difference.

Commissioner Olszewski thanked Mr. Peterson for his passion and hard work.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

**Commissioner Olszewski** thanked City staff member Sebrenia Brown, Oakland Commissioner Joe McMullen, Orange County Commissioner Scott Boyd, and Foundation Academy's David Buckles. He noted that they had an outstanding backpack giveaway. He thanked Commissioner Kent Makin for attending. He stated they have a great head start for next year and additionally thanked the Winter Garden Fire Department, West Orange Times, Winter Garden Squeeze and the West Orange Junior Services.

The meeting adjourned at 8:25 p.m.

APPROVED:

\_\_\_\_\_/S/\_\_\_\_\_  
Mayor John Rees

ATTEST:

\_\_\_\_\_/S/\_\_\_\_\_  
City Clerk Kathy Golden, CMC