



# CITY OF WINTER GARDEN

---

## CITY COMMISSION BUDGET WORKSHOP AND REGULAR MEETING MINUTES

August 24, 2017

A **BUDGET WORKSHOP AND 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. An Opening Invocation and Pledge of Allegiance were given.

**Present:** Mayor John Rees, Commissioners Lisa Bennett District 1, Bob Buchanan District 2, Mark A. Maciel District 3, and Colin Sharman District 4

**Also Present:** City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Eric Guth, Community Development Director Stephen Pash, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Fire Chief Matt McGrew, Information Technology Director Chad Morrill and Police Chief George Brennan

### 1. **WORKSHOP ON PROPOSED BUDGET FOR FISCAL YEAR 2017/2018**

Finance Director Zielonka gave a proposed budget presentation highlighting some of the items proposed for Fiscal Year 2017/2018 as shown in the attached **Exhibit A**. Mayor Rees requested that the City Commission be provided with a copy of the presentation.

City Manager Bollhoefer noted that the project for Palm Drive will also need to be included due to a pipe situation; some major decision making will be required on this issue.

City Manager Bollhoefer offered to give a brief presentation on basic budgeting for government accounting next Thursday at 6:30 p.m. He expressed that it could be of benefit for the newly seated Commissioners.

It was the **consensus** of the City Commission to attend the City Manager's budget presentation on Thursday, August 31, 2017 at 6:30 p.m.

2. **PROCLAMATION 17-07** honoring Mr. and Mrs. William Boulter on the 75<sup>th</sup> Wedding Anniversary was read by Mayor Rees and presented with the City Commissioners.

### 3. **APPROVAL OF MINUTES**

**Motion by Commissioner Buchanan to approve the regular meeting minutes of August 10, 2017 as submitted. Seconded by Commissioner Maciel and carried unanimously 5-0.**

### 4. **FIRST READING OF PROPOSED ORDINANCE**

A. **Ordinance 17-35:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 54, PENSIONS AND RETIREMENT, ARTICLE

III, PENSION PLAN FOR FIREFIGHTERS AND POLICE OFFICERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN; AMENDING SECTION 54-190, CONTRIBUTIONS; AMENDING SECTION 54-193, DISABILITY; AMENDING SECTION 54-215, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 AND 185 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 17-35 by title only. Assistant City Manager of Administrative Services Gilbert shared that upon the conclusion of last year's Police Union negotiations, the City's Pension Attorney requested a Memorandum of Understanding be done with the Union in order to clarify certain items within the approved pension.

Mr. Gilbert noted that one of those changes was the inclusion of a disability section regarding Internal Revenue Service (IRS) changes that have occurred. The Memorandum of Understanding was submitted and accepted by the Union. A new evaluation was completed which indicates no increase in costs; there are no costs whatsoever as far as the City is concerned. Staff recommended approval with a second reading and public hearing scheduled for September 14, 2017.

Mayor Rees inquired about calculations that would be shared 50/50 and if we knew what that amount would be. Mr. Gilbert stated he would provide this information.

**Motion by Commissioner Sharman to approve Ordinance 17-35 with the second reading and public hearing being scheduled for September 14, 2017. Seconded by Commissioner Bennett and carried unanimously 5-0.**

**5. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 17-21:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, "ZONING" OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 118-1 "DEFINITIONS"; AMENDING CHAPTER 118 TO PROVIDE FOR URBAN FARMS AS PERMITTED AND SPECIAL EXCEPTION USES IN CERTAIN ZONING DISTRICTS; AMENDING SECTION 118-7 CONCERNING THE AMENDMENT PROCESS TO REFERENCE REZONING CRITERIA SET FORTH IN THE COMPREHENSIVE PLAN AND NOTICE REQUIREMENTS OF FLORIDA STATUTES; AMENDING SECTION 118-209 CONCERNING REQUIRED PROPERTY OWNER DISCLOSURES PRIOR TO VOLUNTARY ANNEXATION AND TO ADDRESS NO ZONING (NZ) DESIGNATIONS UPON ANNEXATION OF PARCELS; CREATING A NEW SECTION 118-226 TO ADDRESS RESTRICTIONS ON THE OCCUPANCY OF SINGLE-FAMILY DWELLING UNITS; CREATING SECTION 118-227 TO ADDRESS URBAN FARM OPERATIONS; AMENDING

SECTION 118-858 GOVERNING PERMITTED USES OF PLANNED UNIT DEVELOPMENTS WITH PRIMARY INSTITUTIONAL USES; AMENDING THE SETBACK WAIVER PROVISIONS OF C-1 ZONING DISTRICT; AMENDING SECTION 118-1323(2)(d) TO PROHIBIT MORE THAN ONE-STORY BOAT DOCKS AND WALKWAYS; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 17-21 by title only. Community Development Director Pash stated that this ordinance makes a number of changes to Chapter 118. He summarized some of those changes. Staff recommended approval.

Commissioner Sharman commended staff on thinking of all possible scenarios and covering them in this ordinance; especially the limiting boat docks to one-story.

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

**Motion by Commissioner Maciel to ADOPT Ordinance 17-21 with staff recommendations. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- B. **Ordinance 17-26:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.24 ± ACRES LOCATED AT 612 S. PARK AVENUE ON THE WEST SIDE OF S. PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE 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
- C. **Ordinance 17-27:** 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 0.24 ± ACRES LOCATED AT 612 S. PARK AVENUE ON THE WEST SIDE OF S. PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **Ordinance 17-28:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.24 ± ACRES LOCATED AT 612 S. PARK AVENUE ON THE WEST SIDE OF S. PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 17-26, 17-27, and 17-28 by title only. Community Development Director Pash stated that this is a voluntary annexation of property located at 612 S. Park Avenue. The owner has requested annexation, low density residential land use, and R-2 zoning. Staff recommended approval of Ordinances 17-26, 17-27, and 17-28.

Mayor Rees opened the public hearing.

Frank M. Bailey, Jr., 449 Westpoint Garden Circle, Winter Garden, Florida, asked what they plan to build here. Mr. Pash replied that they are annexing to get City services and are planning to build a new house. Mr. Pash later clarified that there is already a house at this location.

Mary Harris, 481 Bethune Avenue, Winter Garden, Florida, sought clarification on the location of the property. Mayor Rees answered her question.

Mayor Rees closed the public hearing.

**Motion by Commissioner Sharman to ADOPT Ordinances 17-26, 17-27, and 17-28. Seconded by Commissioner Bennett and carried unanimously 5-0.**

- E. **Ordinance 17-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.23 ± ACRES LOCATED AT 618 S. PARK AVENUE ON THE WEST SIDE OF PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE 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
- F. **Ordinance 17-30:** 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 0.23 ± ACRES LOCATED AT 618 S. PARK AVENUE ON THE WEST SIDE OF PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- G. **Ordinance 17-31:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.23 ± ACRES LOCATED AT 618 S. PARK AVENUE ON THE WEST SIDE OF PARK AVENUE, SOUTH OF W. STORY ROAD AND EAST OF BURCH AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 17-29, 17-30, and 17-31 by title only. Community Development Director Pash stated that this is a voluntary annexation and described the property's location. The applicant is requesting low density residential land use and R-2 zoning which is consistent with the area. Staff recommended approval of Ordinances 17-29, 17-30, and 17-31.

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

**Motion by Commissioner Sharman to ADOPT Ordinances 17-29, 17-30, and 17-31. Seconded by Commissioner Maciel and carried unanimously 5-0.**

- H. **Ordinance 17-32:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.21 ± ACRES LOCATED AT 555 JACKSON STREET ON THE NORTHEAST CORNER OF PAMELA AVENUE AND JACKSON STREET 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
- I. **Ordinance 17-33:** 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 0.21 ± ACRES LOCATED AT 555 JACKSON STREET ON THE NORTHEAST CORNER OF PAMELA AVENUE AND JACKSON STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- J. **Ordinance 17-34:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 555 JACKSON STREET ON THE NORTHEAST CORNER OF PAMELA AVENUE AND JACKSON STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 17-32, 17-33, and 17-34 by title only. Community Development Director Pash stated that this is a voluntary annexation and described the property location. The owner has requested annexation, low density residential land use, and R-2 zoning. Staff recommended approval of Ordinances 17-32, 17-33, and 17-34.

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

**Motion by Commissioner Buchanan to ADOPT Ordinances 17-32, 17-33, and 17-34. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- K. **Ordinance 17-36:** ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.32 ± ACRES LOCATED AT 30 EAST PALMETTO STREET ON THE SOUTH SIDE OF EAST PALMETTO STREET, EAST OF VINELAND ROAD AND WEST OF SOUTH DILLARD STREET 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
- L. **Ordinance 17-37:** 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 0.32 ± ACRES LOCATED AT 30 EAST PALMETTO STREET ON THE SOUTH SIDE OF EAST PALMETTO STREET, EAST OF VINELAND ROAD AND WEST OF SOUTH DILLARD STREET FROM ORANGE COUNTY LOW-MEDIUM DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- M. **Ordinance 17-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.32 ± ACRES LOCATED AT 30 EAST PALMETTO STREET ON THE SOUTH SIDE OF EAST PALMETTO STREET, EAST OF VINELAND ROAD AND WEST OF SOUTH DILLARD STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 17-36, 17-37, and 17-38 by title only. Community Development Director Pash stated that this is a voluntary annexation and described the property's location. The owner has requested low density residential land use and R-2 zoning. Staff recommended approval of Ordinances 17-36, 17-37, and 17-38.

Commissioner Maciel sought clarification on services for properties in the area; whether they have agreements for water and sewer with Orange County or the City. Mr. Pash explained that some are on septic and some on City services; they are surrounded by City residents.

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

**Motion by Commissioner Bennett to ADOPT Ordinances 17-36, 17-37, and 17-38.  
Seconded by Commissioner Buchanan and carried unanimously 5-0.**

- N. **Ordinance 17-39:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 6.279 ± ACRES LOCATED AT 12405 STAGG ROAD (PARCEL ID # 12-22-27-6496-25-010) ON THE NORTH SIDE OF THE FLORIDA TURNPIKE AT THE EASTERN TERMINUS OF STAGG ROAD 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
- O. **Ordinance 17-40:** 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 6.279 ± ACRES LOCATED AT 12405 STAGG ROAD (PARCEL ID # 12-22-27-6496-25-010) ON THE NORTH SIDE OF THE FLORIDA TURNPIKE AT THE EASTERN TERMINUS OF STAGG ROAD FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY INDUSTRIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- P. **Ordinance 17-41:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 6.279 ± ACRES LOCATED AT 12405 STAGG ROAD (PARCEL ID # 12-22-27-6496-25-010) ON THE NORTH SIDE OF THE FLORIDA TURNPIKE AT THE EASTERN TERMINUS OF STAGG ROAD FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY I-2 GENERAL INDUSTRIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 17-39, 17-40, and 17-41 by title only. Community Development Director Pash stated that this is a voluntary annexation. The owner has requested annexation, industrial land use, and I-2 zoning. Staff recommended approval of Ordinances 17-39, 17-40, and 17-41.

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

**Motion by Commissioner Maciel to ADOPT Ordinances 17-39, 17-40, and 17-41.  
Seconded by Commissioner Sharman and carried unanimously 5-0.**

- Q. **Ordinance 17-42:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 9.45 +/- ACRES OF LAND GENERALLY LOCATED AT 455 9TH STREET ON THE NORTHEAST CORNER OF 9TH STREET AND PENNSYLVANIA

AVENUE, FROM NZ (NO ZONING) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 17-42 by title only. Community Development Director Pash stated that this is a rezoning of a City-owned property from no zoning to PCD. He shared that the property is approximately 9.5 acres and currently being used as the Community Garden as well as a parking lot for Louis Dreyfus Citrus. This rezoning will allow for a 10,000 square foot medical office building to be leased to the Non-Profit Organization Shepherd's Hope, which provides medical care to low income families. He described the use of the land and the facility. He stated that staff recommends approval of Ordinance 17-42.

Mayor Rees asked if there had been any discussion of this property with the new owners regarding their intent. City Manager Bollhoefer noted that he has met with them and had discussions. They plan on maintaining a major portion of this property and have agreed to work with the City to redevelop and improve the entire property. They also indicated their willingness to work with the City on improving the back pathway.

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

**Motion by Commissioner Maciel to ADOPT Ordinance 17-42. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- R. **Ordinance 17-43:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENTS OVER LOT 60 OF TRADITIONS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (LOCATED AT 203 TRADITIONS DRIVE, WINTER GARDEN, FLORIDA) OWNED BY JAMES R GORDON AND MELINDA E GORDON AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING

City Attorney Ardaman read Ordinance 17-43 by title only. Community Development Director Pash stated that the owners of the property located at 203 Traditions Drive are requesting to vacate approximately five feet of the ten foot utility easement along the rear of the property. The same request and reason, to build a pool, by a neighboring property owner was done and approved in 2005. This request is supported by letters provided from all of the utility companies expressing there is nothing in the easement that would cause them any impact. Staff recommended approval of Ordinance 17-43.



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

**Motion by Commissioner Buchanan to ADOPT Ordinance 17-43. Seconded by Commissioner Bennett and carried unanimously 5-0.**

6. **PUBLIC HEARING MATTERS**

A. **Consider condemning property located at 244 W. Story Road, Winter Garden, Florida; Owner: Veermadi LLC – Community Development Director Pash**

Mr. Pash stated that the owners have pulled a demolition permit and have almost completed the demolition. Therefore, staff requests postponement of this item until September 14, 2017 for staff to verify that the demolition has been completed.

**Motion by Commissioner Maciel to POSTPONE considering condemning property located at 244 West Story Road, Winter Garden, Florida until the September 14, 2017 meeting. Seconded by Commissioner Sharman and carried unanimously 5-0.**

B. **Resolution 17-12:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, APPROVING A MINOR AMENDMENT TO ORDINANCE 17-16 ESTABLISHING PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONING FOR APPROXIMATELY 12.54 +/- ARCRES LOCATED AT 1318 & 1342 GREEN FOREST COURT GENERALLY LOCATED AT THE NORTHEAST CORNER OF BEULAH ROAD AND STAGG ROAD; AMENDING PCD PROVISIONS RELATING TO HOURS OF OPERATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Resolution 17-12 by title only. Community Development Director Pash stated that this resolution is a minor amendment to allow the Prevost Bus Maintenance Facility to operate 24-hours a day as long as the work is done inside the building and does not violate any City noise ordinance. All access will be off of Green Forest Court. Staff has reviewed this item; the owners have agreed to adhere to the noise ordinance, and staff recommends approval of Resolution 17-12.

Mayor Rees sought clarification that all work will be done inside the building in the night and the daytime. Mr. Pash responded that the work will be done inside with buses being parked outside.

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

**Motion by Commissioner Sharman to approve Resolution 17-12. Seconded by Commissioner Maciel and carried unanimously 5-0.**

7. **REGULAR BUSINESS**

A. **Recommendation to approve License Agreement with Red Top Productions to manage the Farmer's Market for three years with two one-year renewal options**

City Manager Bollhoefer stated that Red Top Production has been managing the City's Farmer's Market for several years and we have won several awards. Staff recommends renewal of the contract for three years.

There was discussion on the great job managing our Farmer's Market.

**Motion by Commissioner Buchanan to approve the License Agreement with Red Top Productions to manage the Farmer's Market for three years with two one-year renewal options. Seconded by Commissioner Sharman and carried unanimously 5-0.**

8. **MATTERS FROM PUBLIC**

Carla Westberry, 15348 Oakland Avenue, Winter Garden, Florida, stated that she and her husband own the property located at 15348 Oakland Avenue. Ms. Westberry described a City easement at the beginning of their road off of Oakland Avenue, which is adjacent to the Maury Boyd/McKinnon Groves property. She shared that the Westberrys pay taxes on this road and city easement that serves as their only exit and entrance for the Verchers, Christies, Wattford, and Westberry families. She shared that requests made by Maury Boyd, without any notice to the affected residents by the City, has created dangerous situations for them. She shared that because of a dip and steep incline going onto Oakland Ave was created, they were scrapping the undercarriages of their vehicles. She stated that every time Maury Boyd wants to change this easement, the City obliges. She reiterated that the City does not advise the affected property owners.

Ms. Westberry stated that whatever changes are made they need it to have a smooth entrance and exit onto Oakland Avenue. She informed the Commission of a potential lawsuit by Mr. Maury Boyd against them regarding what he feels is his property.

City Manager Bollhoefer confirmed there is a property dispute between both property owners that staff has been on hold for the outcome. He advised that this road is a City road and noted an obligation of the City to handle the drainage. It currently does not drain and overflows off of the City's road and primarily flows down onto Mr. Boyd's property, so the City is obligated to take some action. Mr. Bollhoefer explained a plan to install a little larger pipe to handle the stormwater under the driveway. He noted that it would not be flat on the driveway, but would be a little berm to prevent the water from going down that driveway.

There was discussion on the City's right-of-way, the City road, and the legal issue between two property owners on a private drive.

She stated that Mr. Boyd has two other entrances to his property and he feels that they installed hedges to keep him from crossing over into his property from that entrance. She

expressed that this was not their reasoning at all, but to help with the water flow Mr. Boyd felt he had. She noted that his property is completely dry and there is no standing water after a rain.

It was clarified and reiterated that the Westberrys just want to be advised of any City plans and to be able to see them.

Mayor Rees clarified that the residents want to be involved in any process relating to their driveway entrance. City Manager Bollhoefer stated staff will show them any plans that are drawn. Mayor Rees indicated that is fair.

Charlie Mae Wilder, 813 E. Bay Street, Winter Garden, Florida, thanked the City Commission for their past support with their Veterans Day event and requested additional assistance for purchasing gift certificates for Veterans, families of Veterans and widows of Veterans. She requested \$300.00, which includes the annual ad with a picture, dinners for the City staff that attend and to defray some of the costs for gift certificates.

Mayor Rees sought clarification of last year's donation was \$200.

**Motion by Commissioner Sharman to approve donation of \$300 to support the Annual Veterans and Family of Veterans' appreciation event. Seconded by Commissioner Maciel and carried unanimously 5-0.**

Frank M. Bailey, Jr., 449 Westpoint Garden Circle, Winter Garden, Florida, stated that in light of the growing tensions nationally between Police Officers and local communities, it is imperative to improve those relationships at the local level. While he feels the City of Winter Garden is already doing this, the best place to start is with our children. At Lakeview Middle School Officer Nefti served there for 13 years and served it well as the Resource Officer. So well in fact those students who graduated still talk with him and know him very well. He questioned why Officer Nefti was replaced with a new Resource Officer. He feels the change is destroying the bridge that was built for so many years. He would like to know the reason for the change and if there is a way he can be brought back.

Mayor Rees responded that the City is trying to do just that and let the Orange County Sheriff's Office handle other schools and let the City of Winter Garden handle those schools inside our City limits. City Manager Bollhoefer shared some of the discussions between the City of Winter Garden and the Orange County School Board (OCPS) that have taken place in an effort to resolve this issue.

Mr. Bailey addressed the Winter Garden Community Garden by requesting that the City erect a shed for their gardening tools so they won't rust or be stolen. He also asked that the adjacent lot to the existing garden be set aside for temporary use as a micro farm during this growing season and spring growing season while the plans for East Winter Garden are being implemented. In addition, he asked for allocation of any available funds through the Parks

and Recreation Department. Mr. Bollhoefer stated that he can see it for one season so he sees no reason it could not be done for one year. Mr. Bollhoefer indicated he would need more information before funds could be considered for it. Mayor Rees suggested they meet and discuss it.

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida, voiced his concerns regarding invocations and the 501 (c)(3) status requirement. He referenced media interviews with the City Manager and Commissioner Sharman on the intent of the resolution. Discussion ensued that was interrupted by the City Attorney advising the Commission that this is not the appropriate place for discussion about a City resolution.

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

10. **MATTERS FROM CITY MANAGER**

City Manager Bollhoefer stated that he has distributed Ordinance 17-49 for review that will probably be brought back at the next meeting. He advised that the State legislatures this past session has once again tried to erode the City's home rule rights by trying to take away the City's rights to regulate what goes in the right-of-ways. Communication companies would be allowed to put cell towers on City poles. The City is very limited now on how we can stop this but we do have the ability to control the aesthetics of the equipment. Mr. Bollhoefer asked the City Commission to review this ordinance, ask any questions, and look to have it brought back for consideration at the next meeting.

City Attorney Ardaman informed that in addition to just locating these items [cell towers] on existing poles and locations, the statute provides for additional poles under certain circumstances. This ordinance does as much as he thinks permissible under the law.

There was discussion about lobbyists for these issues. Mr. Bollhoefer shared that if cities would work in unison to fight such legislation, we have a chance at stopping the overreach by the legislation. Commissioner Maciel indicated that he would like to get our legislator contact information and wants to spread the word to our residents.

11. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman shared that the newly paved road section off of Stoneybrook West Parkway is nice and smooth. He noted that it was done quick and with little disruption.

Commissioner Maciel thanked staff for the annexations and for pursuing all of the enclaves throughout the City. He also thanked the residents for coming out tonight to participate and listen.

Commissioner Buchanan expressed that he is glad to see the Red Top Production Company back for the Farmers Market. He also expressed that he loves what is going on throughout the City with the new development, new construction, and how well City staff are doing to keep it clean.

Commissioner Buchanan asked about issues at a City road which the City Manager Bollhoefer responded that he would look into it.

**Mayor Rees** asked everyone to thank our Police Officers and Fireman whenever we see them. Their jobs are tough and there seems to be a loss of respect for them in this country, so please tell them thank you.

The meeting adjourned at 7:41 p.m.

APPROVED:

---

Mayor John Rees

ATTEST:

---

City Clerk Kathy Golden, CMC

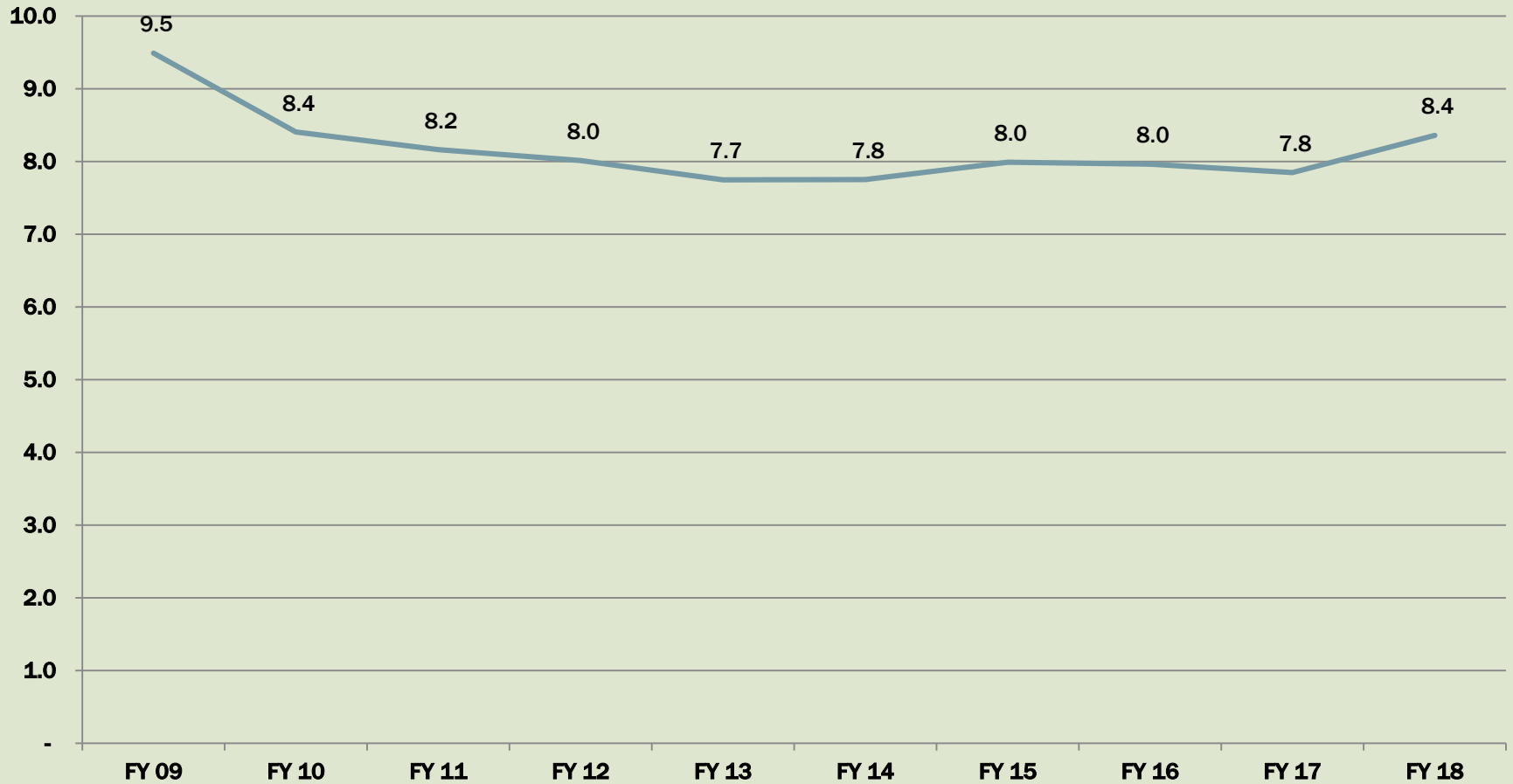
# CITY OF WINTER GARDEN ANNUAL BUDGET WORKSHOP

Fiscal Year  
2017/2018

# FISCAL YEAR 2018 BUDGET PRIORITIES

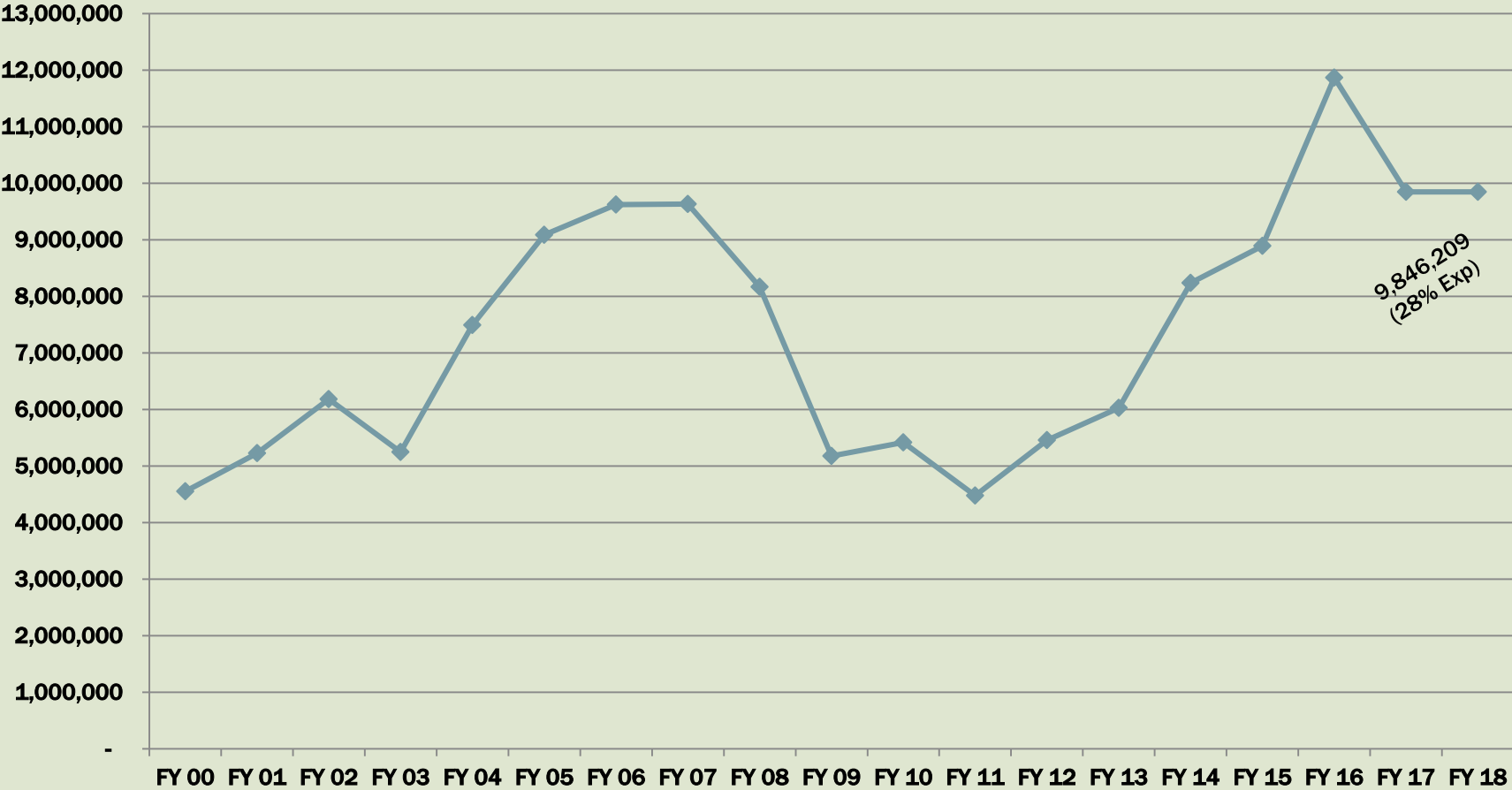
- Investing in City employees
- Preserving long-term fiscal sustainability
- Protecting the City's infrastructure including road resurfacing, facility improvements, rolling stock and technology
- Continue investing in Public Safety: makes up over 50% of the General Fund Budget

# FTE'S PER ONE THOUSAND

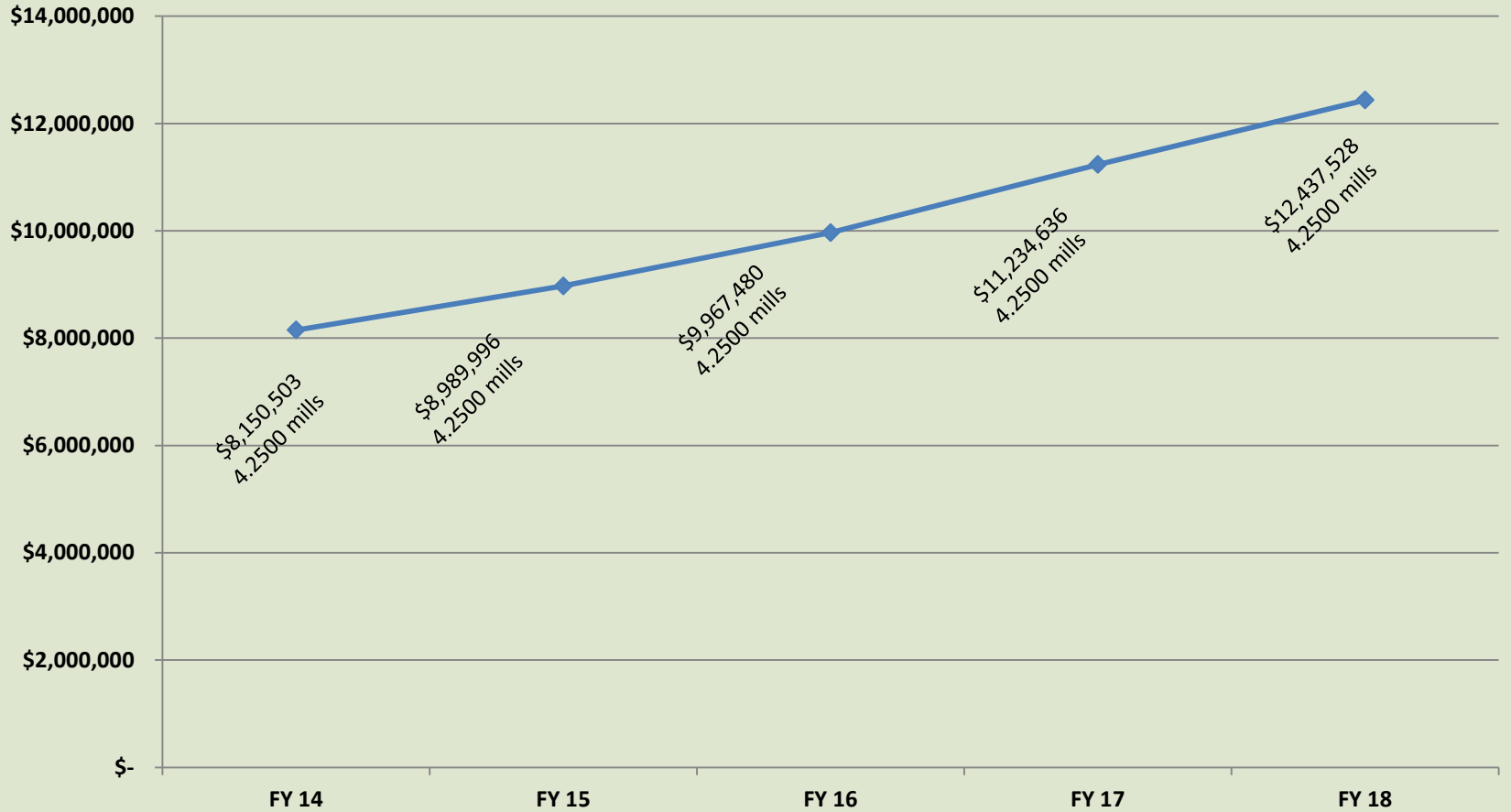




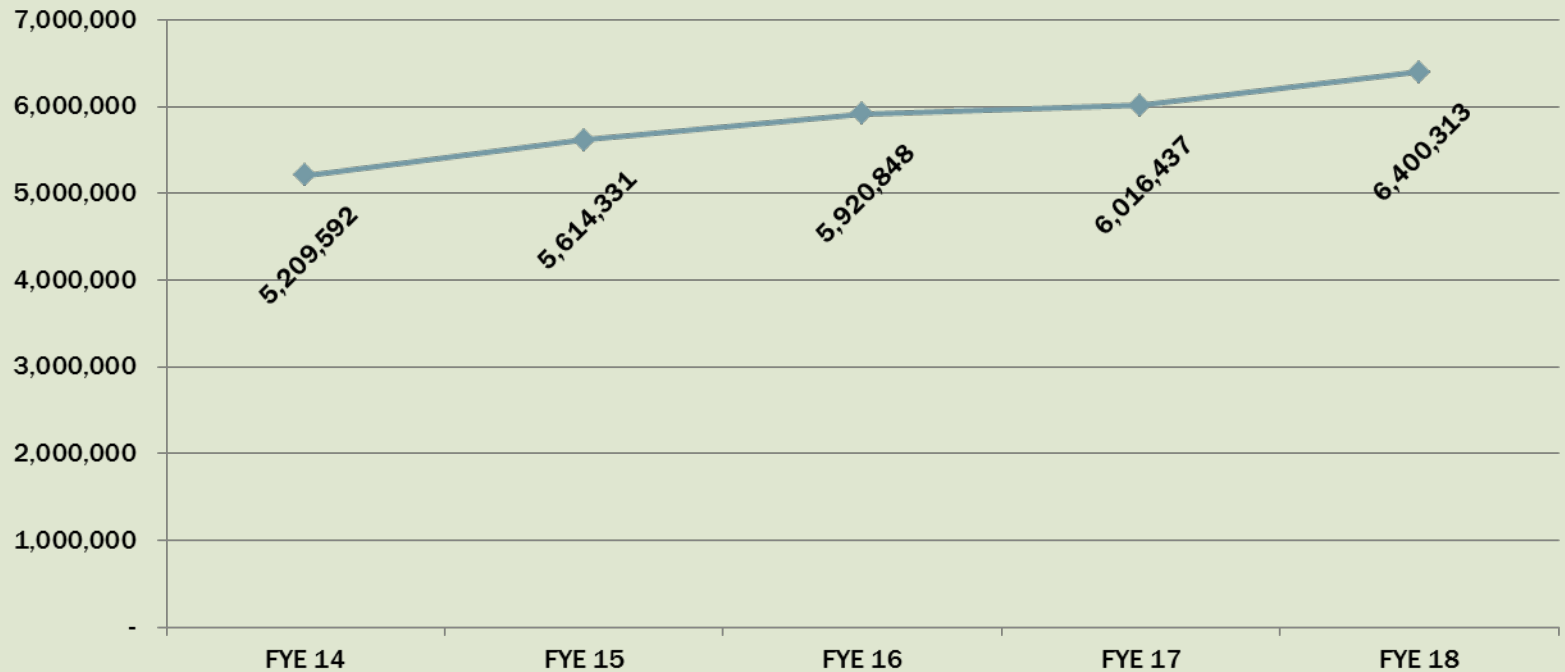
# FUND BALANCE



# AD VALOREM REVENUES

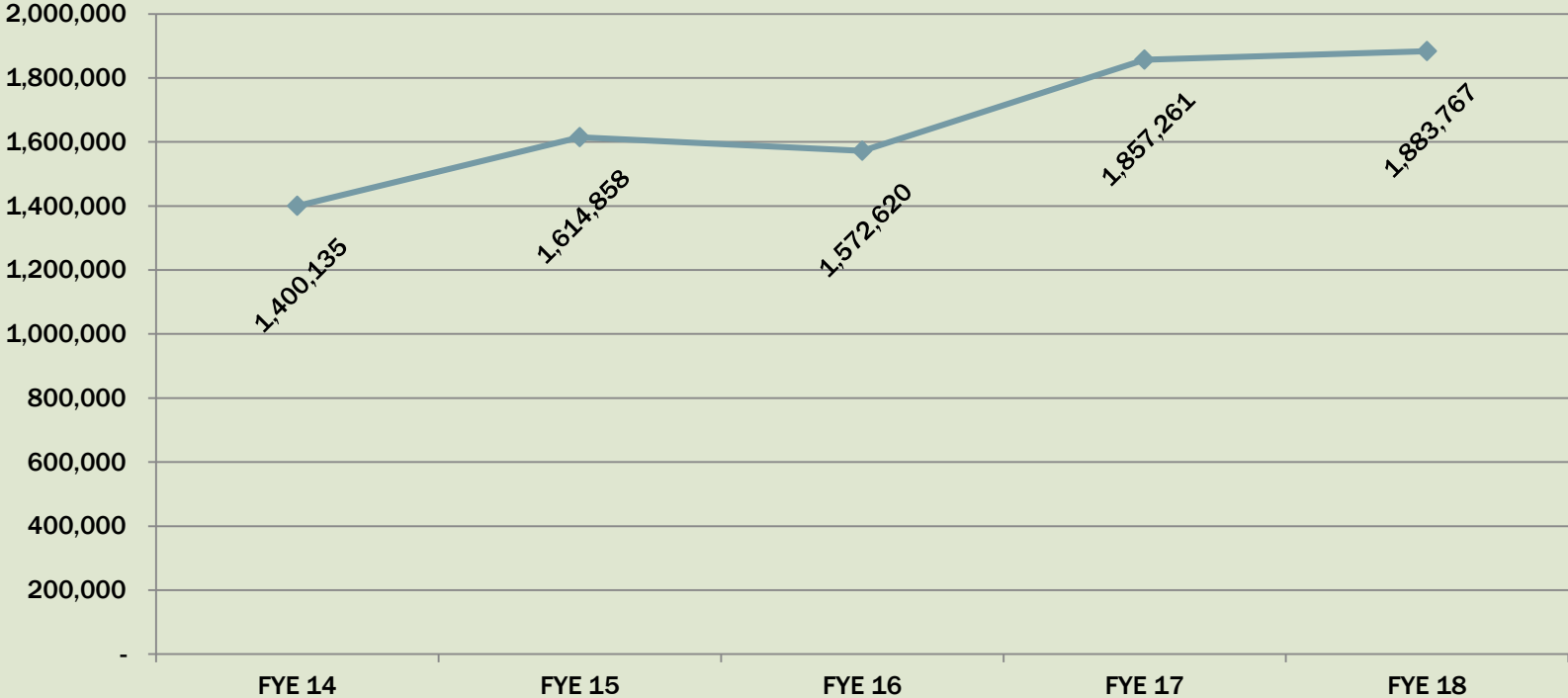


# ONE-HALF CENT SALES TAX



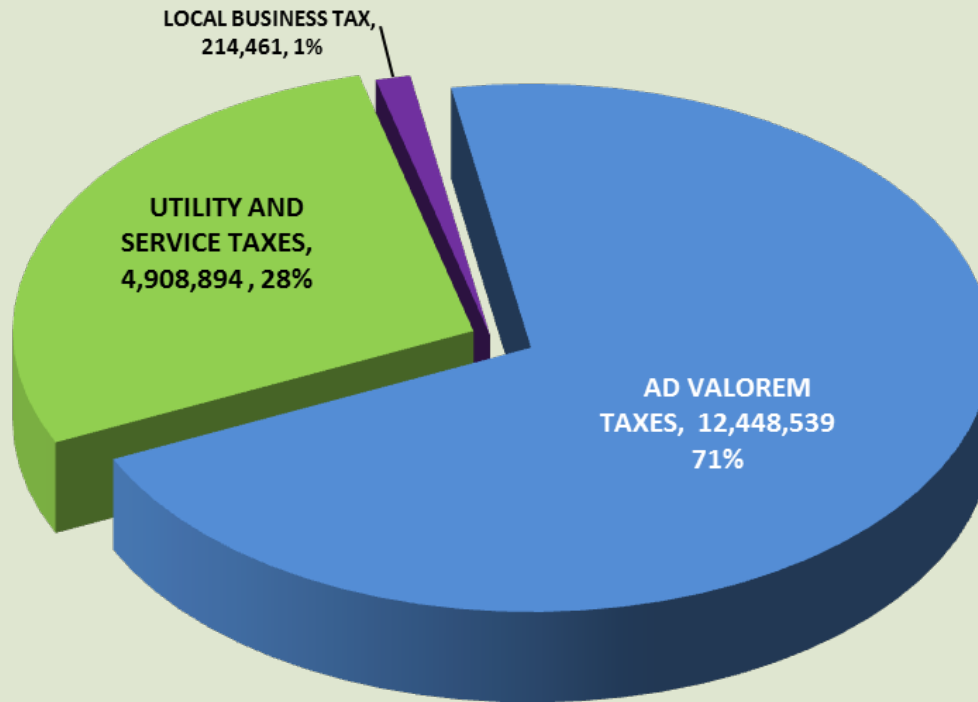
City's allocation is computed by dividing the City's population by the sum of the county's population plus 2/3 of the county's incorporated population

# REVENUE SHARING



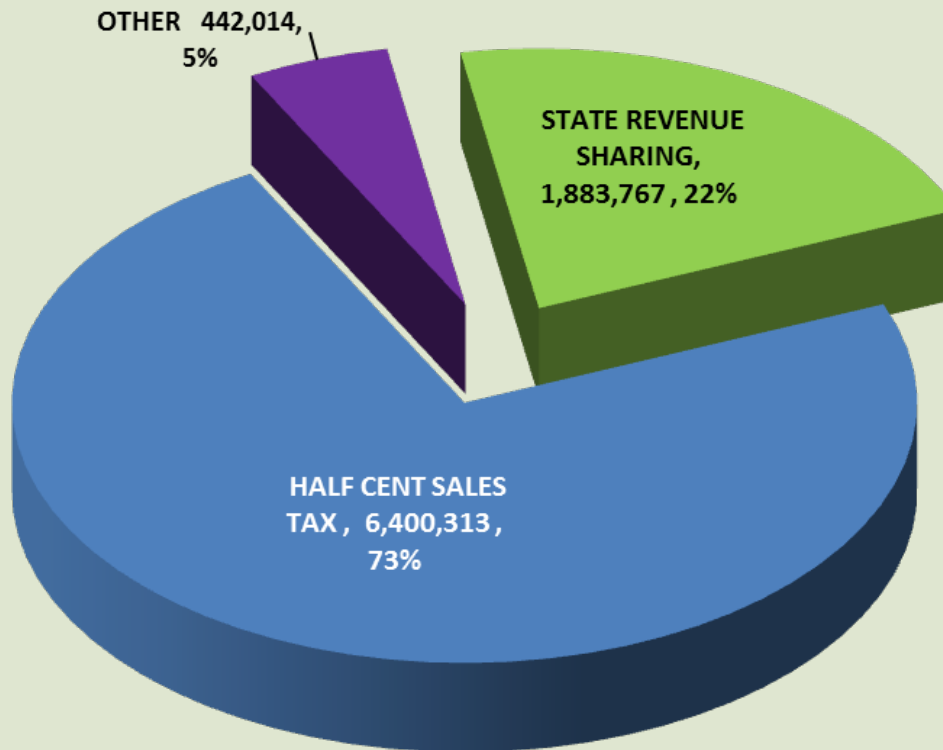
City's allocation is computed using a formula consisting of the following equally weighted factors: adjusted municipal population, municipal sales tax collections, and municipality's relative ability to raise revenue

# GENERAL FUND TAX REVENUES



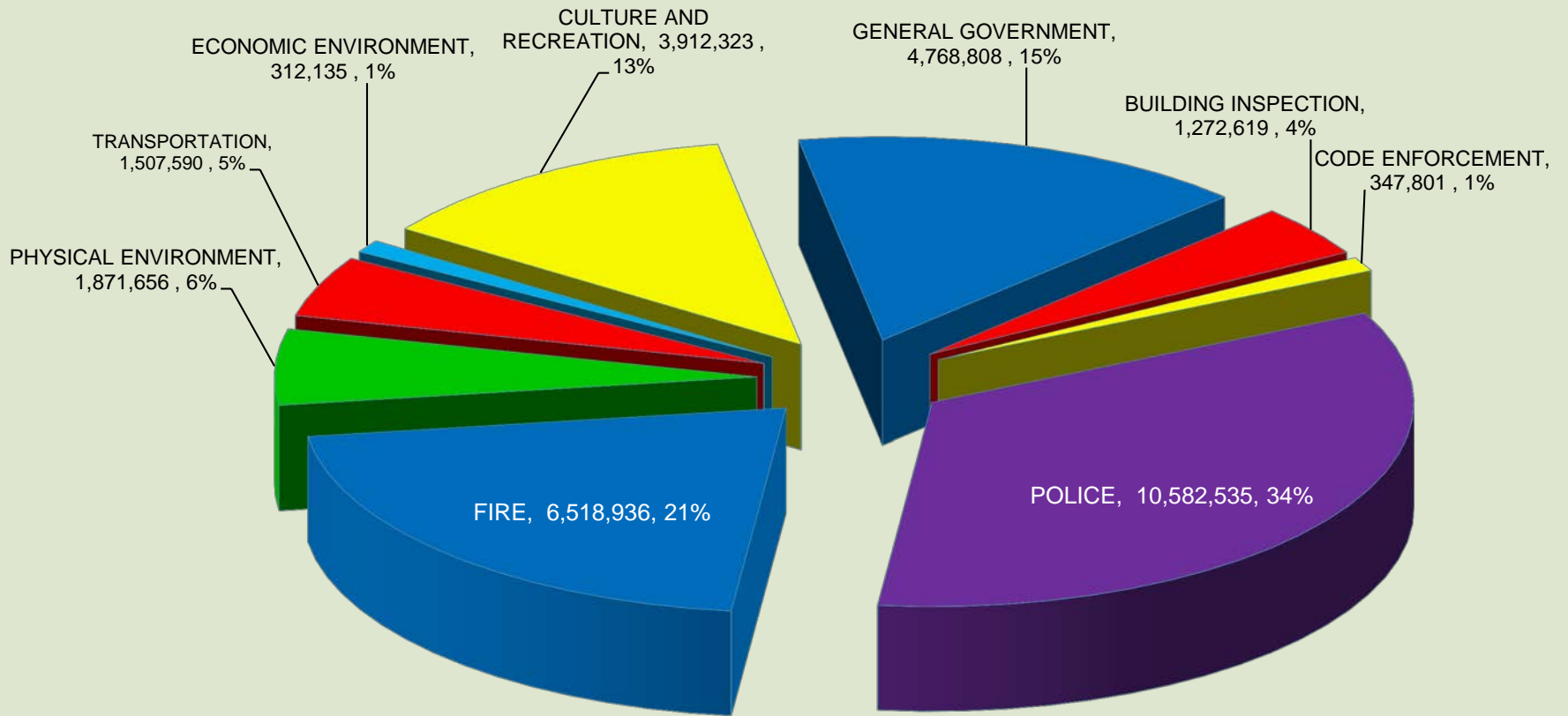
Ad Valorem Taxes	\$ 12,448,539
Utility and Service Taxes	4,908,894
Local Business Tax	214,461
<b>Total Taxes</b>	<b>\$17,571,894</b>

# INTERGOVERNMENTAL REVENUES

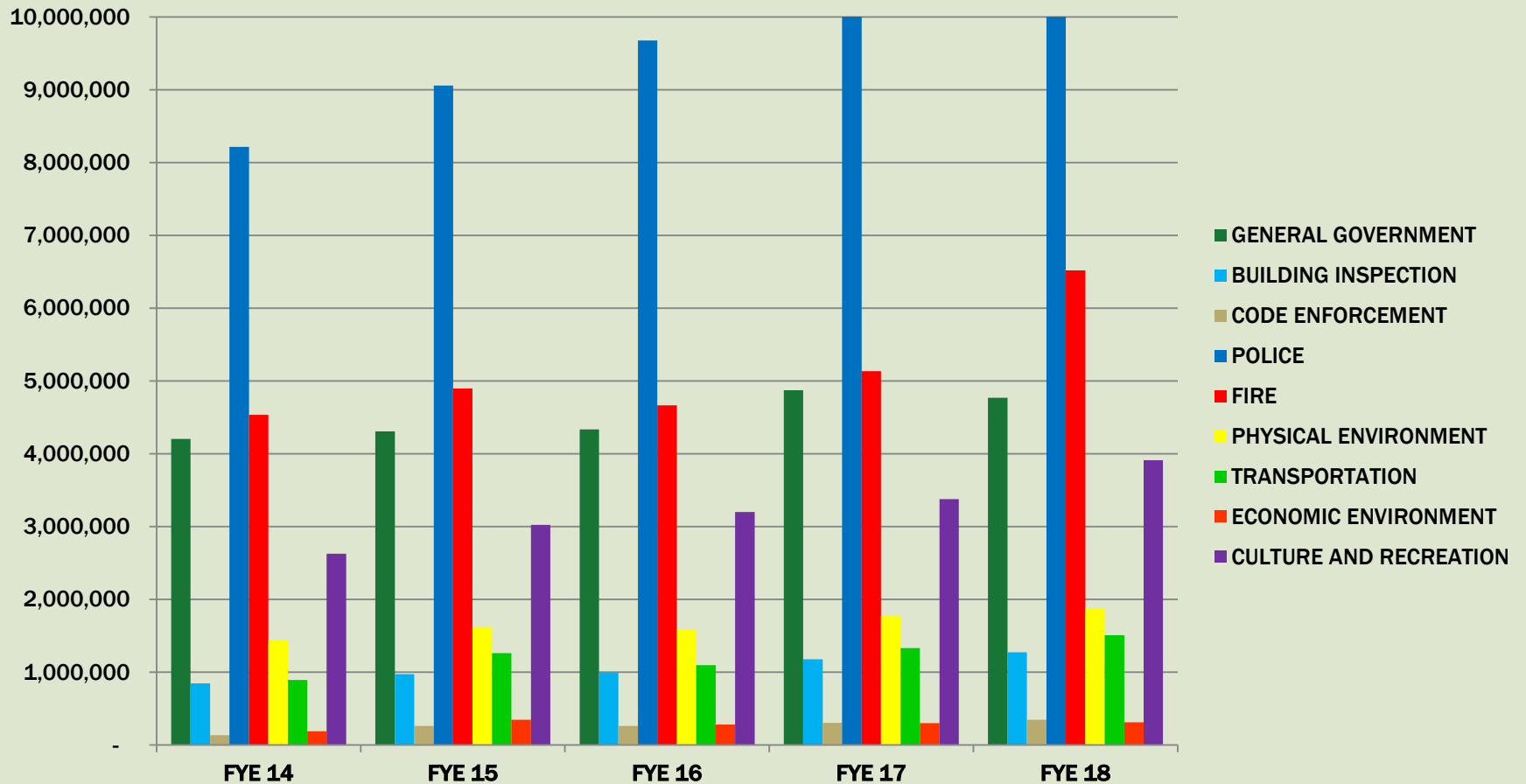


Half Cent Sales	\$ 6,400,313
State Revenue Sharing	1,883,767
Other	442,014
<b>Total Intergovernmental</b>	<b>\$ 8,726,094</b>

# OPERATING EXPENSES BY FUNCTION

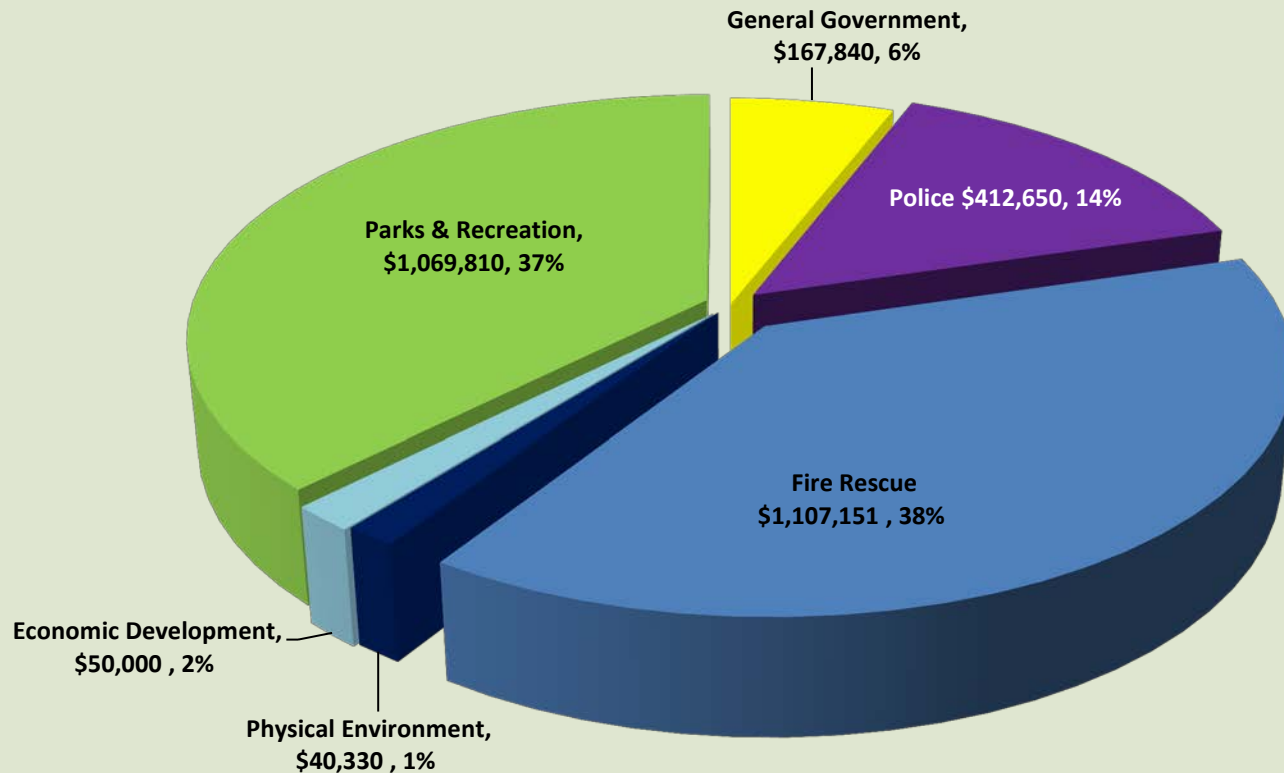


# GEN FUND OPERATING EXPENSES





# GF CAPITAL EXPENSE BY FUNCTION



**General Fund Budgeted Capital Expenditures Total \$2,886,581**

# CAPITAL – FIRE RESCUE (\$1.11M)

■ Replacement Fire Engine (E-24)	\$ 567,000
■ Replacement Rescue Vehicle	\$ 364,000
■ Replacement Fire Admin Vehicle	\$ 36,500
■ SCBA Air Compressor	\$ 42,000
■ Hydraulic Cutter/Spreader	\$ 27,000
■ Rescue Stretcher	\$ 17,000
■ Other Fire/Rescue operating capital	\$ 53,000

# CAPITAL – PARKS & REC (\$1.07M)

■ Tucker Ranch Park	\$ 800,000
■ Fields & Playground Renovations	\$ 105,000
■ <i>Athletic Fields &amp; Little League Fields Improvements</i>	
■ <i>Maple Park playground and handball court</i>	
■ <i>Braddock Field fencing and ball stop</i>	
■ Farnsworth Pool Modular Building & Decking	\$ 79,000
■ Parks Building Improvements	\$ 23,000
■ <i>Veterans Park and Newton Park Restrooms</i>	
■ Other Parks operating capital	\$ 63,000

# CAPITAL – POLICE (\$413K)

■ Generator (year 3 of CIP)	\$ 40,000
■ Roof Replacement (year 2 of CIP)	\$ 92,000
■ <i>(Communications Center and Evidence Building)</i>	
■ Fire suppression system (Comm. Center)	\$ 29,000
■ Replacement vehicles – 6 marked vehicles	\$ 192,000
■ Other Police operating capital	\$ 60,000

# CAPITAL – GF OTHER (\$297K)

■ Wayfinding Signage	\$ 50,000
■ IT – Data Center A/C	\$ 56,000
■ IT – E-mail Archiver	\$ 19,000
■ IT – Network switches, routers & servers	\$ 68,000
■ UB replacement utility truck	\$ 24,500
■ Code Enforcement – 2 vehicles	\$ 38,800
■ Fleet & Facilities operating capital	\$ 40,000

# FUTURE CAPITAL

■ Dillard Street	\$10,100,000
■ Median Enhancements	\$ 310,000
■ Daniels Road and Stoneybrook	
■ Police Cars – 5/year	\$ 170,000

# EAST WINTER GARDEN

- Carryforward Capital for EWG - \$300,000
- East Winter Garden Master Plan

# CHALLENGES

- Revenues should continue to increase
- Expenses will increase significantly
  - Police
  - Fire
  - Right-of-way, median, parks, maintenance



# LOCAL OPTION GAS TAX (\$847K)

## PROJECTS

■ Pavement striping	\$ 50,000
■ Tremaine Street - Bricking	\$ 47,300
■ Midget Pl - Surprise to Palm	\$ 47,300
■ N Main Street - Plant to Newell	\$ 22,250
■ S Highland - Smith to Maple	\$ 21,163
■ S Highland - Smith to Tremaine	\$ 21,163
■ Palm Dr - Regal to Division	\$ 94,600
■ Street Resurfacing	\$ 500,000

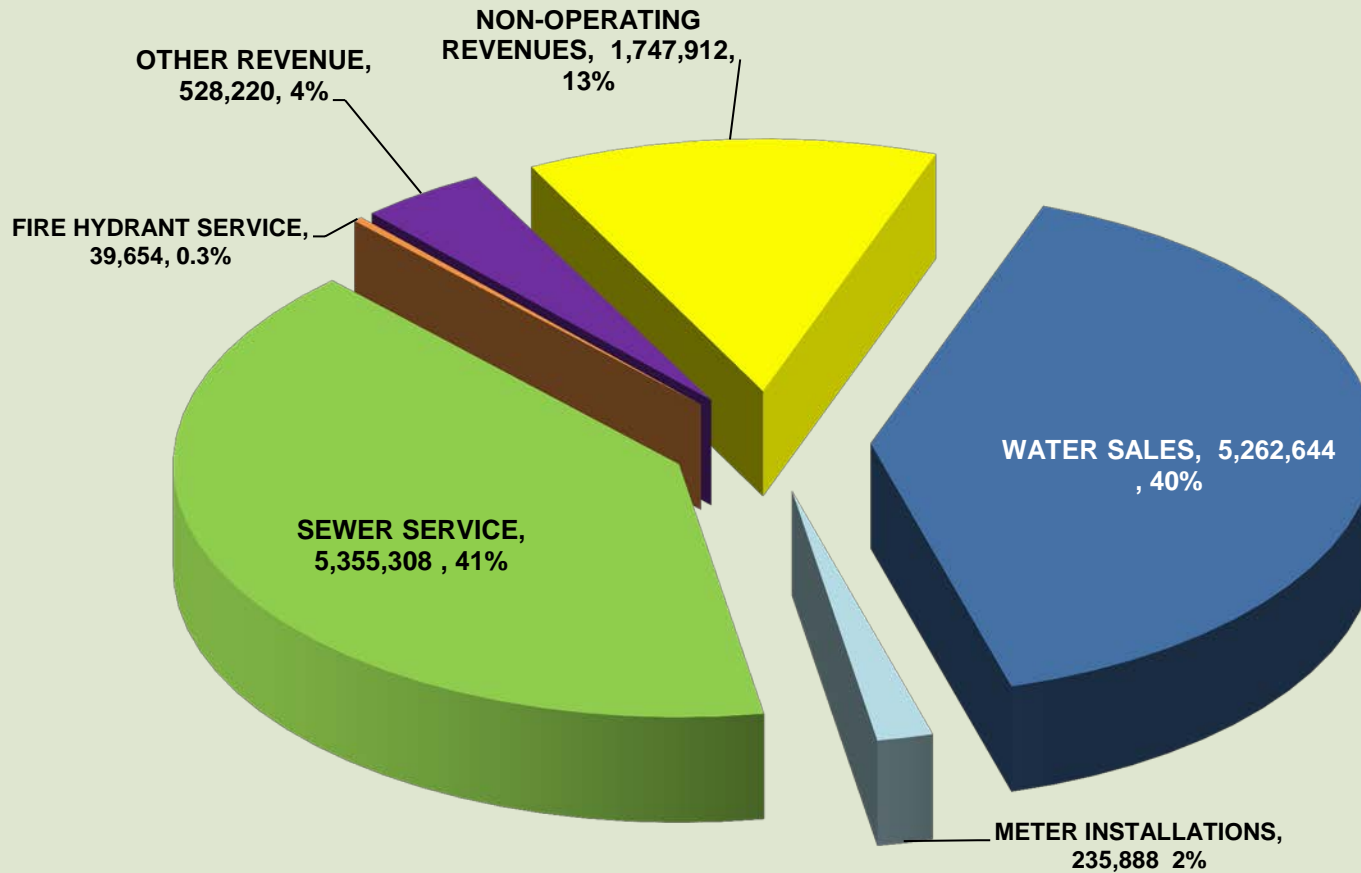
# GENERAL IMPACT FEES

- **New Police Cars & Equipment** **\$ 130,000**
  - *2 new police officers*
- **New Fire Station – Southwest Station** **\$1,787,000**
- **New Fire Engine – Southwest Station** **\$ 715,000**
- **Marsh Road (545 – Hickory Hammock)** **\$1,000,000**
  - *4-laning of Marsh Rd west of Hickory Hammock/Twinwaters roundabout; total CIP project cost is \$4.25M (FY19 costs are estimated to be \$3.25M)*

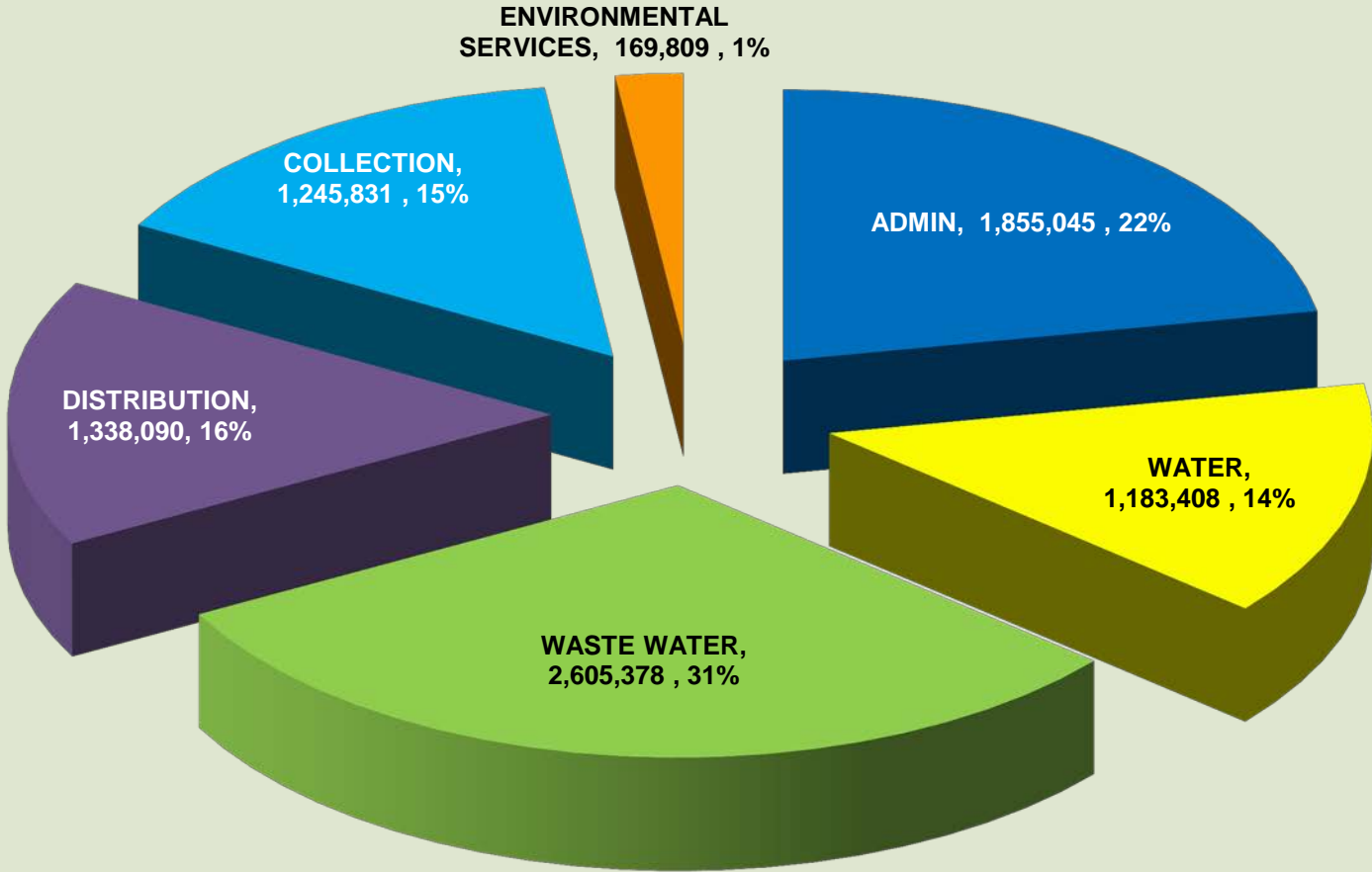
# ENTERPRISE FUNDS

- Utilities - Water / Wastewater
- Stormwater
- Solid Waste
- Trailer City

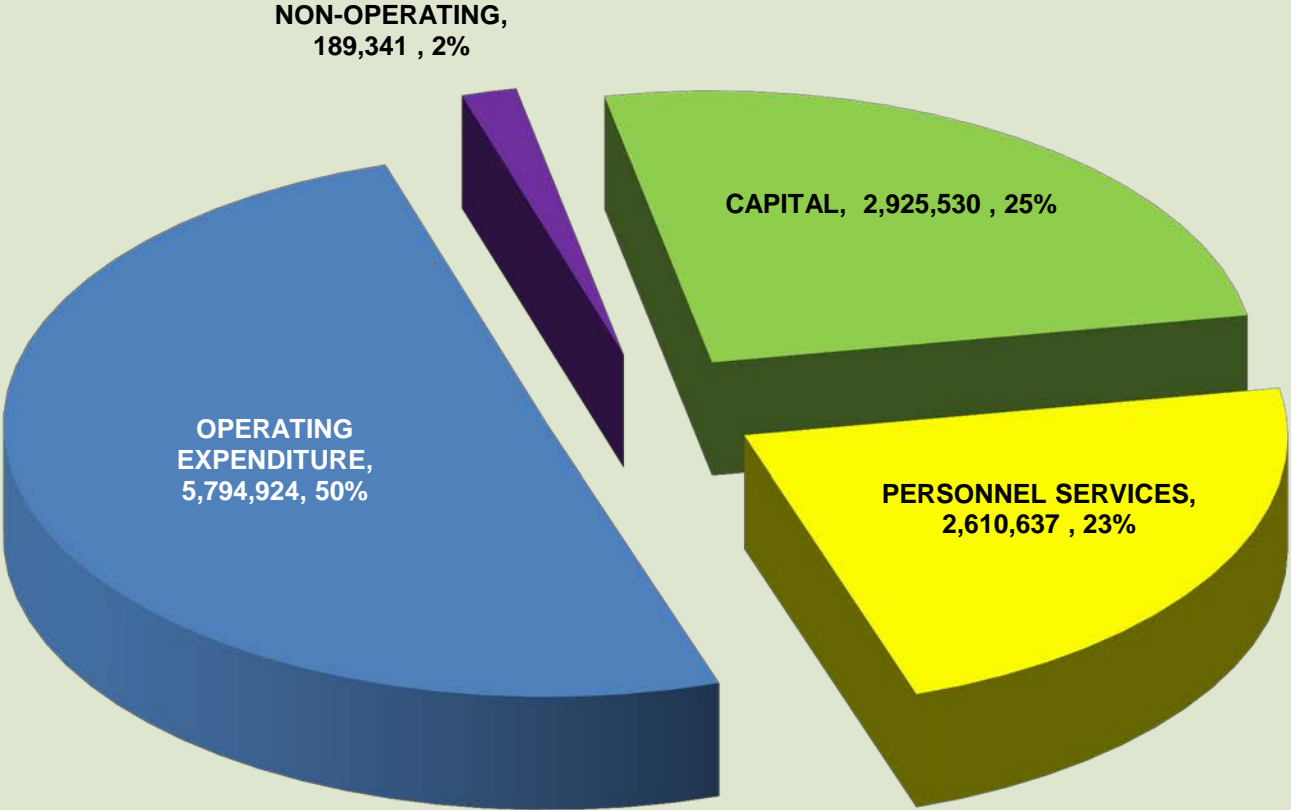
# UTILITY REVENUES



# UTILITY OPERATING EXPENSES



# UTILITY EXPENSES BY CATEGORY



# UTILITIES CAPITAL

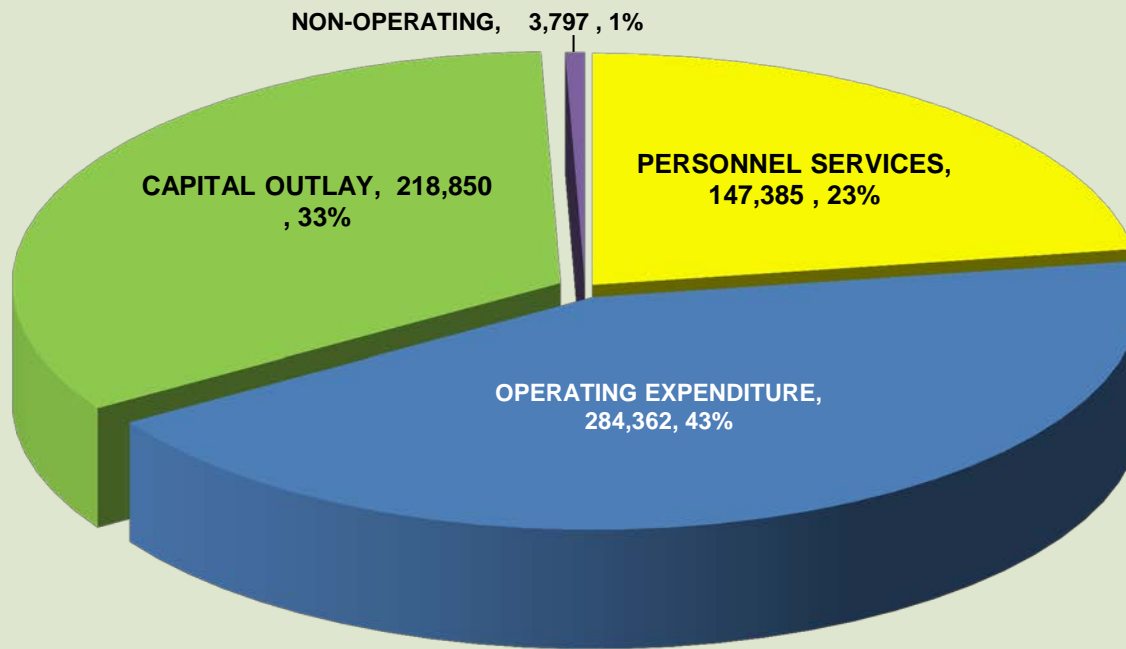
- **Aquifer Recharge** **\$ 1,115,000**
  - *In conjunction with the Aquifer Reuse project*
  
- **Tucker Ranch Utilities** **\$ 374,000**
  - *Water/Sewer needed to support park expansion and farm*
  
- **Dreyfus Reclaim Storage Tank Rehab** **\$ 100,000**
  - *Rehab of existing 1.5M gal tanks – total CIP cost is \$1.9M*
  
- **2” Water Main Upgrades (CIP)** **\$ 200,000**

# UTILITIES RENEWAL & REPLACEMENT

■ Palmetto Tank Runoff Pad	\$ 50,000
■ Midget PI - Surprise to Palm	\$ 12,200
■ N Main St - Plant to Newell	\$ 6,100
■ S. Highland - Smith to Maple	\$ 4,460
■ S. Highland - Smith to Tremaine	\$ 4,500
■ Palm Dr - Regal to Division	\$ 22,800
■ Gravity Sewer Rehabilitation	\$ 200,000
■ E Crown Pt. Rd (Plant St to Crown Pt Cross)	\$ 4,500



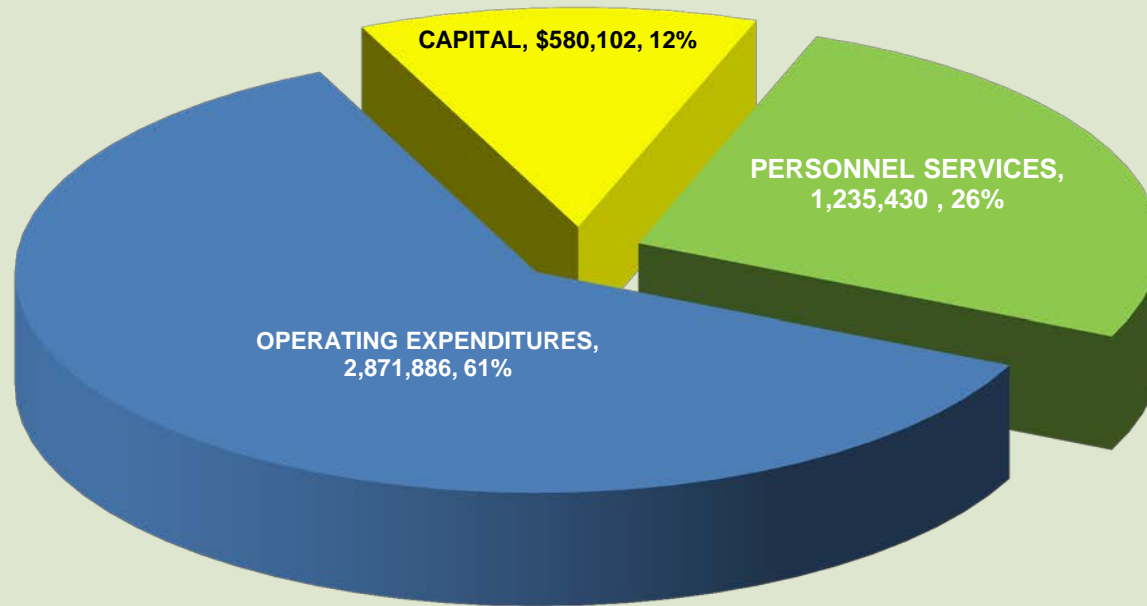
# STORMWATER EXPENSES



# STORMWATER CAPITAL

■ Midget Pl – Surprise to Palm	\$	10,750
■ N Main St – Plant to Newell	\$	3,400
■ S. Highland – Smith to Maple	\$	10,300
■ S. Highland – Smith to Tremaine	\$	10,300
■ Palm Dr – Regal to Division	\$	18,600
■ Stormwater R&R Improvements	\$	50,000
■ Stormwater Pollution Control Boxes	\$	74,500

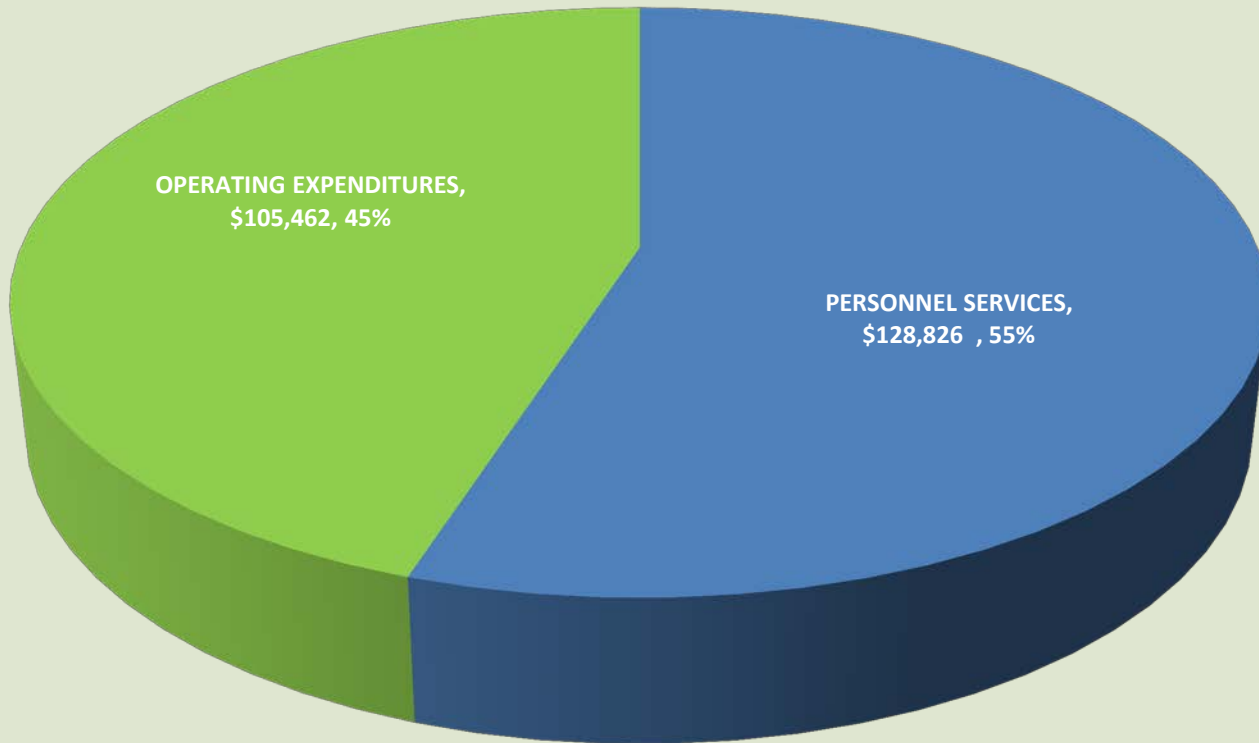
# SOLID WASTE EXPENSES



# SOLID WASTE CAPITAL

- 2 Automated Side Loader Trucks \$ 565,102

# TRAILER CITY EXPENSES



# FYE2018 FUND BALANCE PROJECTIONS

■ General Fund	\$ 9,846,209
■ Transportation Impact Fee	\$ 11,829,508
■ Utility Operating Fund	\$ 5,308,964
■ Stormwater Fund	\$ 2,138,458
■ Solid Waste Fund	\$ 3,516,141
■ Trailer City Fund	\$ (78,861)

**THE END**