



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

August 10, 2017

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. An Opening Invocation and Pledge of Allegiance were given.

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

Also Present: City Manager Mike Bollhoefer, City Attorney A. Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager of Public Services Eric Guth, Assistant City Manager of Administrative Services, 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. **APPROVAL OF MINUTES**

Motion by Commissioner Maciel to approve the regular meeting minutes of July 27, 2017 as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

2. **PRESENTATION BY FLORIDA HOSPITAL**

Tim Cook shared that the Winter Garden facility is in transition with the current administrator, Amanda Maggard, being promoted to another location. Mr. Cook shared that the Winter Garden facility has received [State] Agency for Health Care Administration (AHCA) approval for inpatient beds that have some legal issues to be resolved. There will be a floor for primary care and a floor for women and children services. Their new Apopka location opens in December which will allow the Winter Garden emergency room patients to Apopka. They continue to build and grow and he gave some examples. He expressed his appreciation for all the City of Winter Garden has done for them.

Commissioner Sharman shared that he is a member of the Community Advisory Council that works with Florida Hospital which is a great organization, doing great things for Winter Garden. Mayor Rees echoed Commissioner Sharman's statement and invited Amanda Maggard to come forward and speak. Ms. Maggard expressed how much she has enjoyed working with Winter Garden and she will miss it. She appreciates her time in Winter Garden.

3. **OATH OF OFFICE AND INTRODUCTION OF NEW POLICE OFFICERS**

Police Chief Brennan introduced and administered the oath of office to new Police Officers Christopher Bertz and Tamara Borrás. Mayor Rees and the Commissioners welcomed the new officers.

4. **FIREST 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 addressed the Code section changes. He noted that the Ordinance was changed under the definition of family (page 3) under item (3) by adding "and Federal" Statutes. Staff recommends approval of this ordinance.

Commissioner Sharman asked if these changes were being made because we don't have the zoning that addresses these types of uses.

Mr. Pash responded that it redefines family and the other allowable uses as well as C-1 to come through as a site plan and to make alternations to the set-backs. It limits docks to a single-story and adds a disclosure statement to annexation applications.

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

Motion by Commissioner Sharman to approve Ordinance 17-21 with the second reading and public hearing being scheduled for August 24, 2017. Seconded by Commissioner Maciel 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 these items are a voluntary annexation of 612 S. Park Avenue and a zoning of R-2 low density residential. The new designation is consistent with the surrounding area and staff recommends approval.

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

Motion by Commissioner Sharman to approve Ordinances 17-26, 17-27, and 17-28 with the second reading and public hearing being scheduled for August 24, 2017. 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 these items are a voluntary annexation of 618 S. Park Avenue and a zoning of R-2 low density residential. The designation is consistent with the surrounding area and staff recommends approval.

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

Motion by Commissioner Sharman to approve Ordinances 17-29, 17-30, and 17-31 with the second reading and public hearing being scheduled for August 24, 2017. Seconded by Commissioner Bennett 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 0.21 ± ACRES LOCATED AT 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 these items are a voluntary annexation of 555 Jackson Street and a zoning of R-2 low density residential. The designation is consistent with the surrounding area and staff recommends approval.

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

Motion by Commissioner Bennett to approve Ordinances 17-32, 17-33, and 17-34 with the second reading and public hearing being scheduled for August 24, 2017. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- K. **Ordinance 17-36:** AN 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 these items are a voluntary annexation of 30 E. Palmetto Street and a zoning of R-2 low density residential. The designation is consistent with the surrounding area 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 Ordinances 17-36, 17-37, and 17-38 with the second reading and public hearing being scheduled for August 24, 2017. Seconded by Commissioner Bennett 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 these items are a voluntary annexation of 12405 Stagg Road and a zoning of I-2 General Industrial District. The designation is consistent with the surrounding area and staff recommends approval.

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

Motion by Commissioner Bennett to approve Ordinances 17-39, 17-40, and 17-41 with the second reading and public hearing being scheduled for August 24, 2017. 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 this is City owned property that would be rezoned to Planned Commercial Development (PCD) that consists of 9.5 acres. This parcel contains the Community Garden with the rest being utilized by Shepard's Hope with several functions.

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

Motion by Commissioner Maciel to approve Ordinance 17-42 with the second reading and public hearing being scheduled for August 24, 2017. 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, PAGE 104 OF THE PUBLIC RECORDS OF ORANGE COUNTY (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 shared that the owners wish to vacate five of the ten feet of utility easement along their rear property line to install a swimming pool. Letters of support from utility providers have been provided. Staff recommends approval.

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

Motion by Commissioner Bennett to approve Ordinance 17-43 with the second reading and public hearing being scheduled for August 24, 2017. Seconded by Commissioner Buchanan and carried unanimously 5-0.

5. **REGULAR BUSINESS**

A. **Recommendation to approve special event request by the Crooked Can Brewery (Plant Street Market) for Oktober Fest on October 20, 21, and 22, 2017 with closure of South Central Avenue**

Community Development Director Pash stated this event is scheduled for Friday, October 20, 2017 from 4 pm until 11 pm, October 21, from 12 pm until 11 pm and October 22, from 12 pm to 6 pm. There will be live music, alcohol sales with consumption on the closed roadway. Staff recommends approval subject to the conditions provided in the agenda packet.

Mayor Rees asked if there were any significant issues with the event last year. Mr. Pash responded no. Mayor Rees noted a discrepancy in the paperwork regarding the start time on Sunday. Mr. Pash confirmed it is 12 noon.

Commissioner Bennett asked what the conditions of approval were. Mr. Pash noted that a majority of the tents are to be used for food services. They have also been limited on the number of signs posted and types of signage.

Mayor Rees noted the information provided states this event cannot impact downtown parking; how is that regulated? Mr. Pash responded the area in the back is utilized by their staff. Mr. Bollhoefer added staff does their best to control downtown parking.

Motion by Commissioner Sharman to approve the special event request by Crooked Can Brewer to hold an Oktober Fest on October 20, 21, and 22, 2017 with staff's conditions and a Sunday 12:00 pm start time. Seconded by Commissioner Maciel and carried unanimously 5-0.

B. **Recommendation to approve Final Plat for Serenades by Sonata at 420 and 720 Roper Road**

Community Development Director Pash stated this final plat creates three lots on a 14 acre property that includes cross-access easements, parking agreements, and utility easements. The plat has been reviewed by Development Review Committee who recommends approval and staff recommends approval.

Motion by Commissioner Sharman to approve the Final Plat for Serenades by Sonata as submitted. Seconded by Commissioner Maciel and carried unanimously 5-0.

C. **Recommendation to approve annual Homecoming Parade for West Orange High School on Plant Street through downtown from 7:30 to 8:00 p.m. on September 21, 2017**

Community Development Director Pash stated this is the annual request to hold the West Orange High School Homecoming Parade as detailed in the agenda packet.

Motion by Commissioner Bennett to approve the annual Homecoming Parade for West Orange High School to be held on Plant Street through downtown September 21, 2017. Seconded by Commissioner Buchanan and carried unanimously 5-0.

D. **Appointment to fill Code Enforcement Board member John Benoit III expired seat for a 3-year term to expire July 2020**

Community Development Director Pash stated this appointment is for the one remaining vacant seat due to term limits. He noted that Ms. Rodriguez has removed herself from consideration.

Mayor Rees asked for nominations. Commissioner Bennett shared that Chris Lee had contacted her to recommend Dennis Ratton. She has spoken with Ms. Ratton and shared some of her background.

Motion by Commissioner Bennett to appoint Denise Ratton to fill the vacant seat previously held by John Benoit III for a three-year term to expire in July 2020. Seconded by Commissioner Buchanan and carried unanimously 5-0.

6. **MATTERS FROM PUBLIC**

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida, expressed his disappointment with the vote at the last meeting on medical marijuana dispensaries. Mr. Richardson inquired about his unanswered emails he sent to the City Manager. Mr. Bollhoefer responded that he will respond tomorrow. Mr. Richardson addressed the status of the two organizations on the invocation list that are not 501(c)(3) organizations and why they are still on the list. Mr. Bollhoefer responded that the ordinance [resolution] does not require a group to be 501(c)(3), but he will review it again. Mr. Richardson thought that was the whole point of the resolution. He will look forward to Mr. Bollhoefer's email.

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

8. **MATTERS FROM CITY MANAGER**

A. **Recommendation to authorize the City Manager to negotiate a lease with the Church of Christ for additional soccer fields on CR 535 and bring it back to the City Commission for approval**

Mr. Bollhoefer stated that he had given the City Clerk the wrong memo for the agenda packet. What he is recommending that staff look into negotiating a lease and possibly locating soccer fields at this site. We do have a shortage of soccer fields. He would like to first hire an expert to see how many soccer fields would fit in this location and what type of facilities we would install. Then bring it to the Commission to discuss a lease agreement. He would like to send out a Memorandum of Understanding stating that we are moving forward.

Mayor Rees asked how much a consultant would cost. Mr. Bollhoefer responded \$5,000 or \$6,000.

Hearing no objections from the City Commission, the City Manager advised he would proceed on this matter.

- **Update on Boys and Girls Club Project**

This is a County project that they have asked the City to take over the review of plans, building inspections, and engineering inspections. They need a Memorandum of Understanding because they believe it will expedite the process by over a year. The Boys and Girls Club is a good project for the City. Mayor Rees asked if the County would reimburse the City. Mr. Bollhoefer said no because it would be the Boys and Girls Club responsibility to pay.

Commissioner Buchanan asked if the Boys and Girls Club is on City or County property. Mr. Bollhoefer responded that he believes it is on County property within the City. It is the old Mildred Dixon Center but he will verify it. They are going to double the space there and increase capacity for services provided. As part of the East Winter Garden workshops one of the items was to provide more venues for children.

- **Update on Oakland Park Subdivision**

Preston Development Company is in the process of developing the Oakland Park Subdivision with a builder who would like to buy the remaining parts. He shared he has significant concerns including the fact that the interested builder is not a developer. He has spoken with the potential builder who is going to shift from a custom community to more of production type homes. That is not the original plan or intention and he has serious concerns. His third concern is about the overall quality of the community. An inter-local agreement with the Town of Oakland has not yet been entered into, so his concerns could jeopardize the agreement. The Town of Oakland is aware of his concerns so he will not be moving forward with the inter-local until it is known that whoever it is sold to, they will build quality homes as their focus.

Commissioner Maciel asked if the concern is about what is in Winter Garden. Mr. Bollhoefer responded that the last Phase 5 is in Winter Garden but the majority would be in the Town of Oakland. What Oakland does affects us because the long-term plan is to connect the two so they are seamless. The inter-local would be for us to provide sewer and reclaimed water.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Buchanan shared his excitement about the City's growth and how nice it is looking. He has heard favorable comments from our citizens.

Commissioner Sharman shared that the Stoneybrook West Parkway repaving project will start on Sunday, August 13th and should be done by August 17th. It will be nice to have it done.

The meeting adjourned at 7:19 p.m.

APPROVED:

/S/ _____
Mayor John Rees

ATTEST:

/S/ _____
City Clerk Kathy Golden, CMC