



CITY COMMISSION

REGULAR MEETING AGENDA

MONDAY, MAY 12, 2025 - 6:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call

Invocation

Pledge of Allegiance

Agenda Changes

AWARDS AND PRESENTATIONS

100. PFM Asset Management LLC presentation on the highlights of the most recent Quarterly Investment Report for the period ending 3/31/2025.

[City of Winter Springs - 01Q25 Report.pdf](#)

INFORMATIONAL AGENDA

200. Not Used

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. FY 2024 - 2025 Mid-Year Budget Amendment

[Resolution 2025-06 Mid-Year Budget Amendment.pdf](#)

[Attachment 1 MidYear Budget Amendment 2025-06.pdf](#)

301. FY 2025 Utilities Contract Operations Review and Transition Support Services

[FY 2025 Contract Operations Review & Transition Support - Scope & Fee.pdf](#)

302. Winter Springs Wastewater Treatment Facilities - East Plant Preconstruction Services

[East Plant - Preconstruction Phase Scope rev-25.05.02.pdf](#)

303. Sewer Main Relining - Moss Park Stormwater Project (312 Moss Road)

[312 Moss Rd Proposal #7778.pdf](#)

304. Specimen Tree Removal: Greenway Kia

[Greenway Kia Waiver - Specimen Tree Removal.pdf](#)

[LANDSCAPE 11-18-24-Landscape.pdf](#)

[Supplement Information For City Attorney.pdf](#)

PUBLIC HEARINGS AGENDA

400. **Second Reading of Ordinance 2025-09: Town Center Corner Store with Gas**

[Ordinance No. 2025-09 Town Center Corner Store with Gas CC Draft 04-28-2025.pdf](#)

[2025 05 02 Affidavit - Ordinances 2025-09 Second Reading.pdf](#)
[Business Impact Estimate - 2025-09 Town Center Gas.pdf](#)

401. Second Reading of Ordinance 2025-10: Parking Regulations
[Ordinance No. 2025-10 Parking Regulations CC Draft 04-28-2025.pdf](#)
[2025 05 02 Affidavit - Ordinance 2025-10 Second Reading.pdf](#)
[Business Impact Estimate - 2025-10 Parking Regulations.pdf](#)
402. Second Reading of Ordinance 2025-11: Updating the Stormwater Rate
[Ordinance 2025-11 Stormwater Rate.pdf](#)
[Legal Advertisement Affidavit: Ordinance 2025-11](#)
[Business Impact Estimate - 2025-11 Stormwater Rate REVISED.pdf](#)
403. Sutton Crossings Phase 1 (Ace Hardware) – Final Engineering and Development Plans, Waivers, and Development Agreement.
[SC AH Staff Report City Commission 05.12.2025 FINAL.pdf](#)
[Sutton Crossings EPB Engineering Development Agreement_Draft 5-7-25 \(002\).pdf](#)
[SC AH Application for Development Agreement.pdf](#)
[SC AH Application for Final Engineering Development Plans.pdf](#)
[SC AH Application for Waiver - Drive Thru Window Side Yard.pdf](#)
[SC AH Application for Waiver - Lot Size.pdf](#)
[SC AH Application for Waiver - SR434 Master Monument Sign.pdf](#)
[SC AH Application for Waiver - Statistical Tree Survey.pdf](#)
[SC AH Application for Waiver Specimen Tree Removal.pdf](#)
[SC AH Application for Waiver - Tuskawilla Rd Master Monument Sign.pdf](#)
[SC AH Approved Aesthetic Review Plans 2023.pdf](#)
[SC AH Civil Plans DSS Final Engineering.pdf](#)
[SC AH Community Workshop Flyer.pdf](#)
[SC AH Drainage Report Sutton Crossings.pdf](#)
[SC AH Environmental Species and Wetland Report.pdf](#)
[SC AH Geotechnical Report.pdf](#)
[SC AH Landscape Plans.pdf](#)
[SC AH Overall Site Plan.pdf](#)
[SC AH Phase 1 Environmental Report Sutton Crossings.pdf](#)
[SC AH Plat Proposal - Sutton Crossings Development.pdf](#)
[SC AH Sutton Crossings Master Development Plans.pdf](#)
[SC AH Sutton Crossings Re-plat and Legal Description.pdf](#)
[SC AH TIA.pdf](#)
[SC AH Tree Survey Arborist Memo.pdf](#)
[Mobility Credit Exhibit- MICHAEL BLAKE WINTER SPRINGS \(05.06.25\).pdf](#)
[Sutton Crossings Mobility Credits_Email 05.06.2025.pdf](#)
[TPD Trip Generation Memo- MICHAEL BLAKE WINTER SPRINGS \(05.06.25\).pdf](#)

404. Chick-Fil-A, S.R. 434 and Michael Blake Boulevard – Final Engineering and Development Plans, Aesthetic Review, Waivers, and Development Agreement.
[Chick-Fil-A_Staff_Report_City_Commission_05.12.2025_FINAL.pdf](#)
[Development Agreement _ Blue Orange Holdings LLC 5-7-25.pdf](#)
[CFA Application for Aesthetic Review.pdf](#)
[CFA Application for Development Agreement.pdf](#)
[CFA Application for Final Engineering and Development Plan.pdf](#)
[CFA Application for Waivers.pdf](#)
[CFA Building Elevations A.pdf](#)
[CFA Building Elevations B.pdf](#)
[CFA Civil Plans DSS Final Engineering Plans.pdf](#)
[CFA Community Workshop Flyer.pdf](#)
[CFA Drainage Report Sutton Crossings.pdf](#)
[CFA Environmental Species and Wetland Report.pdf](#)
[CFA Geotech Other.pdf](#)
[CFA Landscape Plans.pdf](#)
[CFA Overall Traffic Impact Analysis.pdf](#)
[CFA Phase 1 Environmental Report Sutton Crossings.pdf](#)
[CFA Queue Study Traffic Study Final.pdf](#)
[CFA Sutton Crossings Master Development Plans.pdf](#)
[CFA Sutton Crossings Re-plat and Legal Description.pdf](#)

REGULAR AGENDA

500. Proposal from Veteran and Veteran Family Advisory Committee regarding a Banner Program
[WS Banner Proposal.pdf](#)
501. Intent to Award RFQ #02-25-01 CS: Contract Operator Selection for Operation, Maintenance & Management of Water, Wastewater & Reuse Facilities
[RFQ 02-25-01 CS 04.25.25 Meeting Minutes.pdf](#)
[RFQ 02-25-01 CS 05.02.25 Meeting Minutes.pdf](#)
[RFQ 02-25-01 CS Contract Services.PDF](#)
[Addendum 1 RFQ 02-25-01 CS Questions & Responses.PDF](#)
[Evaluation Committee Scoring - Individual.pdf](#)
[RFQ 02-25-01 CS Evaluation Summary.pdf](#)
[RFQ_02-25-01 CS Receipt Log & SOQ Registration.pdf](#)
[WoodardandCurran Presentation.pdf](#)
[RFQ 02-25-01 CS WoodardCurran.pdf](#)
[US Water Presentation.pdf](#)
[RFQ 02-25-01 CS_US Water.pdf](#)
[CWS Presentation.pdf](#)
[RFQ 02-25-01 CS CWS.pdf](#)

502. Matters Related to Boards & Committees

503. New Business

REPORTS

- 600. City Manager Kevin A. Sweet
- 601. City Attorney Anthony A. Garganese
- 602. City Clerk Christian Gowan
- 603. Seat Three Commissioner Sarah Baker
- 604. Seat Four Commissioner/Deputy Mayor Cade Resnick
- 605. Seat Five Commissioner Mark Caruso
- 606. Mayor Kevin McCann
- 607. Seat One Commissioner Paul Diaz
- 608. Seat Two Commissioner Victoria Bruce

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ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based" - per Section 286.0105 *Florida Statutes*.