



**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD
REGULAR MEETING MINUTES
DECEMBER 9, 2025**

- 6:02 pm *Four board members were in attendance and did not have a quorum to officially declare a meeting. The board and staff agreed to informally discuss Zander Park improvements and proposed additional costs associated with the scope of work change order until a quorum was present.*
- 6:23 pm *Fifth board member was in attendance of meeting and able to declare an official meeting start.*

1. CALL TO ORDER

Chairman Larry Cappleman called the meeting of the Community Redevelopment Agency Advisory Board to order at 6:25 pm in City Commission Chambers at City Hall.

Quorum was declared present.

Present: Chairman Larry Cappleman and Board Members; Derek Blakeslee, Jamie Quantora Holley, Torrance Rhodes and Donald Wingate.

Absent: Vice-Chairman Nick Asma (excused), Sharee Freeman (unexcused) and Carmen Horne (excused).

Staff Present: City Manager Jon C. Williams, Economic Development Director Marc Hutchinson and recording secretary Colene Rivera.

Other attendees: Chloe Johnson Brunson of 641 E Bay Cove.

2. APPROVAL OF MINUTES

Chairman Cappleman stated the minutes from previous meeting were sent out as part of the meeting packet. Everyone acknowledged the receipt and no one stated any changes needed.

Motion by Board Member Blakeslee to approve November 11, 2025 minutes as sent out. Seconded by Board Member Holley. All approved the minutes of regular meeting minutes of November 11, 2025. The motion carried unanimously 5 – 0.

3. DISCUSSION

Economic Development Director Hutchinson presented a proposal for a change order to the Zanders Park Improvements. He continued to explain in October 2025, the CRA approved

converting the eastern basketball court (old tennis court) to four (4) pickleball courts along with resurfacing of the western basketball court. Originally, this project was initiated after being approached by residents to see if it would be possible to add pickleball to Zanders Park for expanded recreational opportunities and the City requested the assistance of One Winter Garden to conduct a door-to-door survey in which 73% of the households were in favor of the pickleball courts.

Construction commenced on November 11, 2025. Shortly after the start of construction, several active users of the basketball courts approached board members of One Winter Garden and Commissioner Chloe Johnson requesting to preserve the eastern court for basketball and to convert the western court to pickleball. Given the request for preserving the eastern court, it was decided to bring this request forward for board consideration.

If approved, there will be a change to the original scope of work requiring a modification of the work completed to date, which includes removal/repair of perimeter fence posts, installation of 2 brand new basketball hoops, which were previously removed/disposed of as well as an additional 4,250 sq. ft. of resurfacing work to the larger eastern court. Other changes related to the switch from the larger eastern court to the smaller western court will result in the reduction of pickleball courts from four (4) to three (3). The total costs from Advantage Courts, Inc. for these modifications is \$79,954 vs. \$50,248 resulting in an increase of \$29,706.

City staff recommends CRA approval of the revised proposal and change in scope of work with Advantage Courts, Inc. in the amount of \$79,954 which would require approval of the increase in funds of \$29,706.

Board discussed proposed changes and increased costs including if confident this change order is the best pricing, concerns about directional change of the pickleball courts facing east/west which creates sunrise/ sunset challenges for play time on the court, tree canopy may help with these sun concerns, reduction in number of pickleball courts, if there might be an additional location in East Winter Garden for pickleball courts as consideration of future development, board understands the sentiment of original basketball court and want to keep/ preserve this specific court and depending on the use of the pickleball courts this may be an internment phase.

Motion by Board Member Blakeslee to recommend approval of the changes to the proposal of Zonder Park Improvements as presented and increase fund allocations for this change order. Seconded by Board Member Wingate and the motion carried 4- 1 (with Board Member Holley opposed).

4. ADJOURNMENT

There being no further business the meeting was adjourned at 6:41pm.

ATTEST:

/S/

**Recording Secretary Kelly Carson on
behalf of Colene Rivera**

APPROVED:

/S/

Chairman Larry Cappleman
