

**VILLAGE OF HIGHLAND PARK**

1650 Highland Park Drive North

Wednesday, May 28, 2025, 6:00 p.m.

**Regular Meeting**

**IN ATTENDANCE** Mayor Brandon McWhorter, Commissioner Amanda Updike, Commissioner Derek Camann, City Manager Ric Busbee, Village Clerk Blair Updike, Clerk’s Assistant Lita O’Neill, City Attorney Andrew Hand (via telephone), Resident Mark Smith, CFRPC Planning Director Jeff Schmucker

**CALL TO ORDER** Mayor McWhorter called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE** led by Mayor McWhorter

**ROLL CALL** taken by the Clerk’s Assistant Lita O’Neill

Commissioners present included Mayor Brandon McWhorter, Commissioner Amanda Updike, and Commissioner Derek Camann. A quorum was present.

**OATH OF OFFICE** Village Clerk Blair Updike administered the oath of office to Brandon McWhorter who was elected for a new 3-year term for Commission Seat 2 in April 2025.

**NOMINATIONS and APPOINTMENT OF MAYOR AND VICE MAYOR**

Mayor McWhorter opened the floor for discussion. Commissioner Updike stated that she does not want to be considered for either the Mayor or Vice Mayor role.

Mayor-Commissioner McWhorter made a motion to nominate Brandon McWhorter to serve as mayor. The motion was seconded by Commissioner Camann.

The mayor opened the floor for public comment. Being none, the floor was closed.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

Mayor McWhorter made a motion to nominate Derek Camann to serve as vice mayor. The motion was seconded by Commissioner Camann.

The mayor opened the floor for public comment. Being none, the floor was closed.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

**CONSENT AGENDA**

Adoption of previous meeting minutes from March 26, 2025

Mayor McWhorter made a motion to adopt the previous meeting minutes from the March 26, 2025 regular meeting of the Village Commission. Commissioner Camann seconded the motion.

A voice call vote was taken. All were in favor. The motion passed unanimously.

**CITY MANAGER’S REPORT**

Mr. Busbee made the following announcements:

1. A water rate study is underway with the Florida Rural Water Association. It is expected to be completed by the next meeting.
2. FY 2025-26 Budget discussions are upcoming.

Commissioner Updike stated that the uplighting on the trees at the front entrance looks good. The city manager noted that Mayor McWhorter initiated that project. The mayor commented that he appreciated the Friends of Highland Park Association for the donation that made that project possible. Commissioner Camann noted that the lighting also helps with safety.

**TREASURER’S REPORT**

The Treasurer sent the Budget-to-Actual Report in advance of the meeting, and copies were provided to the Commissioners for review.

**RECESS COMMISSION MEETING/CALL TO ORDER THE LOCAL PLANNING AGENCY MEETING** at 6:08 p.m.

**ROLL CALL** taken by the Clerk’s Assistant Lita O’Neill

Commissioners present included Mayor Brandon McWhorter, Commissioner Amanda Updike, and Commissioner Derek Camann. A quorum was present.

Mayor McWhorter welcomed Mr. Jeff Schmucker, Planning Director with the Central Florida Regional Planning Council. Mr. Schmucker presented Item #2 on the LPA agenda, an amendment to change R-2T to R-2 on 19 parcels located on the north side of North Highland Park Drive.

Discussion ensued about the property outside of the Village limits on the north border.

Resident Mark Smith asked what the new zoning would allow. Mr. Schmucker responded that the fence requirements are detailed in the Unified Land Development Code (ULDC). Village Clerk Blair Updike noted that metal, wood, or chain link fences are permitted. Copies of Section 2.02.02 from the ULDC were provided to the Commission. The section states, “A two (2) inch opening shall be maintained between all fencing panels in order to provide open ventilation for proper passage of air” and “shall not exceed a height of four (4) feet.”

Lita O’Neill, 1351 South Highland Park Drive, asked whether a 4-foot fence was sufficient.

Commissioner Updike commented that a 4-foot fence would not block the view behind the properties.

Mayor McWhorter read Ordinance 2025-01 by title for the record.

**AN ORDINANCE OF THE VILLAGE OF HIGHLAND PARK, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HIGHLAND PARK, SPECIFICALLY AMENDING NINETEEN (19) PARCELS OF LAND COMPRISING +/-11.85 ACRES, GENERALLY LOCATED ON THE NORTH SIDE OF HIGHLAND PARK DRIVE NORTH, FROM THE ZONING OF R-2T, TRADITIONAL SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mayor McWhorter made a motion that the Local Planning Agency recommend approval of the rezoning from R-2T to R-2 for the nineteen parcels as described in Ordinance 2025-01, to the Village Commission, noting that the rezoning is consistent with the Village’s comprehensive plan and unified land development code. Vice Mayor Camann seconded the motion.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

The second item on the agenda for the Local Planning Agency is a requested lot reconfiguration. Mayor McWhorter welcomed Mrs. Dolores Vogel, who is representing property owners at 1246 South Highland Park Drive for the lot reconfiguration. Mrs. Vogel submitted a letter to the Village requesting the separation of lot 39 from parcel ID #273013-927000-000340. The letter states, “Lot 39 is across South Highland Park Drive from Lot 34 and provides no benefit to continue to be one parcel. Lot 34 meets all criteria to be a separate, stand-alone parcel. I am further requesting approval to be able to submit a request to Polk County to combine lot 39 with parcel ID # 27-30-24-000000-012030. Those parcels are contiguous and it makes sense to combine those lots to avoid any confusion in later years should lot 39, with a home currently constructed, be sold. This lot provides the lakefront for this home.”

The requestor is asking to combine the lakefront angled parcel (273024-000000-012030) with lot 39 to make one lakefront lot where the property owners currently live, and also to separate out lot 34 completely as a stand-alone lot for a home to be built in the future.

Mayor McWhorter opened the floor for public comment. Being none, the floor was closed.

The mayor opened the floor for discussion among the LPA members. There was consensus that the idea made sense.

Mayor McWhorter made a motion to recommend approval of the lot reconfiguration as described. Commissioner Updike seconded the motion.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

**ADJOURNMENT OF THE LOCAL PLANNING AGENCY MEETING/RECONVENE THE VILLAGE COMMISSION MEETING** at 6:21 p.m.

1. Lot Reconfiguration of the Salud property

Mayor McWhorter made a motion to approve the lot reconfiguration request as presented. The motion was seconded by Commissioner Camann.

The mayor opened the floor for public comment. Being none, the floor was closed.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

1. Ordinance 2025-01

Mayor McWhorter read Ordinance 2025-01 by title into the record.

**AN ORDINANCE OF THE VILLAGE OF HIGHLAND PARK, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HIGHLAND PARK, SPECIFICALLY AMENDING NINETEEN (19) PARCELS OF LAND COMPRISING +/-11.85 ACRES, GENERALLY LOCATED ON THE NORTH SIDE OF HIGHLAND PARK DRIVE NORTH, FROM THE ZONING OF R-2T, TRADITIONAL SINGLE FAMILY RESIDENTIAL TO R-2, SINGLE FAMILY RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The mayor opened the floor for public comment. Being none, the floor was closed.

Mayor McWhorter made a motion to approve Ordinance 2025-01, and the motion was seconded by Commissioner Camann.

A roll call vote was taken.

* Commissioner McWhorter – Yes
* Commissioner Updike – Yes
* Commissioner Camann – Yes

The motion passed unanimously.

**RECOGNITION OF CITIZENS** No citizens provided comment.

**QUESTIONS, COMMENTS, AND ANNOUNCEMENTS**

A decision was made to cancel the work session that is on the schedule for June 25, 2025.

The next regular meeting of the Village Commission is scheduled for July 23, 2025.

The meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Blair Updike

Village Clerk

**Approved:**

*Minutes of Village Commission meetings may be obtained from the Village Clerk’s Office. The minutes are recorded, but not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the Clerk to duplicate the recording. The cost of duplication will be the expense of the requesting party. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Village Clerk’s Office no later than 5:00 p.m. on the day prior to the meeting at 863-455-6518, or via email at* [*clerk@highlandpark-fl.org.*](mailto:clerk@highlandpark-fl.org)