



# CITY OF WINTER GARDEN

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## City Commission and Community Redevelopment Agency REGULAR MEETING MINUTES

February 27, 2025

**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  
Commissioner District 1 - Lisa L. Bennett  
Commissioner District 2 - Iliana R. Jones  
Commissioner District 3 - Chloe Johnson  
Commissioner District 4 - Colin Sharman

**Also Present:**

City Manager Jon C. Williams  
City Clerk Angela J. Grimmage  
City Attorney A. Kurt Ardaman

1. **APPROVAL OF MINUTES**

**Motion by Commissioner Sharman to approve regular meeting minutes of February 13, 2025, as submitted. Seconded by Commissioner Johnson and carried unanimously 5-0.**

2. **PRESENTATIONS**

- A. **Proclamation 25-02:** Proclaiming Multiple Sclerosis Awareness Week was read by Mayor Rees.
- B. **Proclamation 25-03:** Proclaiming Flood Awareness Week was read by Mayor Rees.

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 25-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, ADDING POLICY 1-1.2.19 AND POLICY 1-1.2.20 OF THE FUTURE LAND USE ELEMENT OF THE WINTER GARDEN COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-04 by title only. Planning Director Kelly Carson stated that her presentation would cover the next three agenda items, Ordinances 25-04, 25-05, and 25-06.

Ms. Carson gave a PowerPoint presentation and noted that the City of Winter Garden has been working for years with the residents of the Historic East Winter Garden neighborhood to help revitalize the area and achieve the community's vision for the future. She shared some history of the East Winter Garden Plan, which she stated has served as the roadmap for redevelopment in the area. Furthermore, Ms. Carson noted that the plan included five big ideas that were drawn from community input. Those ideas included increasing homeownership and housing options and improve housing quality

while respecting the scale of the existing community. However, Ms. Carson noted that the neighborhood's current future land use and zoning categories are not conducive to fully meeting these goals. Increasing homeownership and housing opportunities that are affordable for existing residents would require greater regulatory flexibility to develop more types of housing units. She stated that this could be done in a way that does not fundamentally change the character of the community. Furthermore, Ms. Carson explained that the current code does not allow homeowners to build accessory dwelling units on their properties, which are generally built in rear yards and usually not visible from the street. However, she expressed that they allow a family more flexibility to accommodate aging parents, or adult children who have not moved out yet, or could be used as income units to offset high mortgages or property tax bills. This flexibility would allow homeowners to adapt their properties to accommodate changing life circumstances, build more wealth for themselves and their families, and at the same time subtly incorporate more affordable housing opportunities into the neighborhood while not changing the community character.

Planning Director Carson made a point of clarification, noting that the three ordinances up for discussion do not change anyone's land development regulations; they would not change what residents can or cannot build on their properties. However, Ms. Carson stated that staff has been working on an overlay for the area that would change some of these regulations. These three ordinances propose changes to the City's Comprehensive Plan to allow for future adoption of an overlay. Furthermore, Ms. Carson noted that Ordinances 25-04, 25-05, and 25-06, propose the addition of two new future land use categories to the Comprehensive Plan and would apply them to two areas of the Historic East Winter Garden Neighborhood.

Ms. Carson explained that the changes would add Policy 1-1-2.19 Neighborhood Residential, which is focused on the east side of the Neighborhood, including the newly annexed single-family residential areas. She spoke of residential densities allowed by right, not changing, and she explained the related details, which would be detailed in the forthcoming overlay code. She noted this would be based on creating attractive affordable housing opportunities and would be harmonious with the character of the community. Furthermore, Ms. Carson spoke of the housing units of the Neighborhood Residential category, detached single-family structures, other housing types to supplement the neighborhood's housing supply and accommodate age-in-place solutions.

Planning Director Kelly Carson stated that the second addition to the Comprehensive Plan is Policy 1-1-2.20, a Neighborhood Mixed-Use, which is focused on the west side of the neighborhood. She noted that this area, already features a mix of uses including neighborhood-oriented shops, some single and multi-family residential buildings, and civic uses like the Maxey Center. She explained the new designation, which again would be part of the forthcoming overlay code and would include protections for existing residents against developer pressures and gentrification. Furthermore, she spoke of

permitted commercial floor area ratios, a density bonus, fostering affordable housing opportunities, and age-in-place solutions. Ms. Carson explained smaller, neighborhood-scaled mixed-use development allowing building more traditional neighborhood forms where one could walk to a local market or open a small office on the same property where they live.

Ms. Carson informed the City Commission of a community meeting, which was held by the City to discuss the upcoming code and future land use changes. She noted that over 50 people attended, gave community feedback, and was largely positive. However, she did note that the only major concern heard was that the amendments should not change the character of the neighborhood. Furthermore, Ms. Carson surmised that allowing increased densities through a bonus system would provide the additional oversight by City Staff, the City Commission, as well as the community at large.

In her conclusion, Ms. Carson stated that staff believes these proposed changes to the City's comprehensive plan uphold and advance the goals and objectives of the East Winter Garden Plan and are necessary next steps to be able to carry out the community's vision expressed at those meetings. Staff recommended approval.

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

**Motion by Commissioner Johnson to approve Ordinance 25-04, with second reading and public hearing after state review. Seconded by Commissioner Sharman and carried unanimously 5-0.**

- B. **Ordinance 25-05:** 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 100.5 ± ACRES GENERALLY LOCATED SOUTH OF E PLANT STREET, EAST OF 11TH STREET, WEST OF FLORIDA STATE ROAD 429, AND NORTH OF EAST MAPLE STREET FROM LOW DENSITY RESIDENTIAL AND RESIDENTIAL NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-05 by title only. Planning Director Kelly Carson stated that staff recommends approval.

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

**Motion by Commissioner Johnson to approve Ordinance 25-05, with second reading and public hearing after state review. Seconded by Commissioner Jones and carried unanimously 5-0.**

- C. **Ordinance 25-06:** 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 22.8 ± ACRES GENERALLY LOCATED SOUTH OF NORTH STREET, EAST OF 9TH STREET, WEST OF 11TH STREET, AND NORTH OF EAST MAPLE STREET FROM RESIDENTIAL NEIGHBORHOOD COMMERCIAL AND INSTITUTIONAL TO NEIGHBORHOOD MIXED-USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-06 by title only. Planning Director Kelly Carson stated that staff recommends approval.

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

**Motion by Commissioner Johnson to approve Ordinance 25-06, with second reading and public hearing after state review. Seconded by Commissioner Bennett and carried unanimously 5-0.**

4. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCE**

- A. **Ordinance 25-07:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.25 +/- ACRES OF LAND GENERALLY LOCATED AT 1144 EAST PLANT STREET, SOUTH OF EAST PLANT STREET, NORTH OF CAROL ANDERSON DRIVE, WEST OF SOUTH WEST CROWN POINT ROAD, AND EAST OF 11TH STREET, FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO CAPUD (CHARACTER AREA PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN CAPUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE 1144 EAST PLANT STREET CAPUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-07 by title only. Planning Director Kelly Carson described the applicant's plan to rezone property, noting its size and location. She spoke of proposed buildings, site improvements and landscaping for the property. Furthermore, she noted that the plans were consistent with the City's comprehensive plan, Code of Ordinances and Plant Street area overlay standards. Staff recommended approval.

Mayor Rees noted that he knows everyone is aware but wanted to make sure that the City keeping any plans in this area attractive.

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

**Motion by Commissioner Johnson to adopt Ordinance 25-07. Seconded by Commissioner Sharman and carried unanimously 5-0.**

5. **REGULAR BUSINESS**

A. Recommendation to approve HDLA Landscape Architects and McCoy Design for planning and designs services relating to signage and interpretations for Tucker Ranch Wellness Park in the amount of \$136,730

City Manager Jon C. Williams stated that this is a request to approve a change order to HDLA's landscape and architectural services to engage McCoy Design services to assist the City in developing signage, way finding and donor recognition for the Tucker Ranch Wellness Park. Staff recommended approval to engage HDLA Landscape Architects and McCoy Design for planning and designs services relating to signage and interpretations for Tucker Ranch Wellness Park in the amount of \$136,730. Discussion ensued on the expense of this service.

**Motion by Commissioner Jones to approve HDLA Landscape Architects and McCoy Design for planning and designs services relating to signage and interpretations for Tucker Ranch Wellness Park in the amount of \$136,730. Seconded by Commissioner Sharman and carried unanimously 5-0.**

B. Recommendation to approve Proposal and Authorize City Manager to award contract to Startesta Construction, LLC to install windows, storefront and curtains for Tucker Ranch Project in the amount of \$693,000, which includes a 10% contingency

City Manager Jon C. Williams stated that this item also relates to the Tucker Ranch project and noted that the City's Construction Manager received four bid proposals for package number nine, which consists of windows, storefront, and curtains. He disclosed bid information regarding all bidders. He shared that Startesta Construction, LLC was the most responsive and responsible bidder. Staff recommended approval.

There was discussion on the Tucker Ranch items being brought to the City Commission for approval in a piecemeal fashion, and it was noted that projects are broken up by each discipline, which offers more control over the subcontractors, and cost savings. It was also noted to be more work, but a very transparent process.

**Motion by Commissioner Jones to approve proposal and authorize City Manager to award contract to Startesta Construction, LLC to install Windows, Storefront & Curtains for Tucker Ranch Project in the amount of \$693,000, which includes a 10% contingency. Seconded Commissioner Sharman and carried unanimously 5-0.**

C. Recommendation to approve purchase and installation of valve replacement for Daniels Road Reclaimed Water Tank from ASI in the amount of \$64,068.96

Assistant City Manager for Public Services Steve Pash stated that the existing 16-inch valve on the reclaimed water tank at the Daniels Reuse Facility is no longer functioning properly. He noted that this valve is an automated valve that keeps the tank at the proper capacity and, once filled, sends the reclaimed water to other locations. Staff recommended approval. There was discussion on the size of the valve and its cost.

**Motion by Commissioner Sharman to approve purchase and installation of valve replacement for Daniels Road reclaimed water tank from ASI in the amount of \$64,068.96. Seconded by Commissioner Johnson and carried unanimously 5-0.**

D. Recommendation to approve INTERLOCAL AGREEMENT between City of Winter Garden and Orange County for transfer of jurisdiction of portions of certain roads

Assistant City Manager for Public Services Steve Pash stated that is an Interlocal Agreement with Orange County to transfer certain roads. This agreement transfers Avalon Road from State Road 50, also known as West Colonial Drive, to City Limit and East Crown Point Road and from Crown Point Cross Road to City Limit. Staff recommended approval.

There was discussion on having the ability to fix issues that the residents have complained about, being the responsible agency for costs associated with road maintenance, and City control and responsibility for future decisions involving the road.

**Motion by Commissioner Sharman to approve INTERLOCAL AGREEMENT between City of Winter Garden and Orange County for transfer of jurisdiction of portions of certain roads. Seconded by Commissioner Bennett and carried unanimously 5-0.**

E. Recommendation to approve SITE PLAN for 1320 Winter Garden Vineland Road (Lake Apopka Natural Gas Addition)

Planning Director Kelly Carson stated that the Lake Apopka Natural Gas District is requesting approval of an addition to the front of the existing building, located at 1320 Winter Garden Vineland Road. She noted that site improvements include landscaping, parking, and pedestrian access from Winter Garden Vineland Road. She noted that the landscaping would include mitigation of the existing pine trees, which would be removed. Furthermore, Ms. Carson stated that the addition will provide additional office space. Staff has reviewed the application and recommend approval, subject to staff conditions.

**Motion by Commissioner Bennett to approve SITE PLAN for 1320 Winter Garden Vineland Road (Lake Apopka Natural Gas Addition), subject to staff conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.**

F. Recommendation to approve FINAL PLAT for 3017 Daniels Road (Winter Garden Village Final Plat/Replat), subject to conditions

Planning Director Kelly Carson informed that the applicant is requesting approval to replat a portion of the Winter Garden Village at Fowler Groves by subdividing lot one into six parcels. She explained the plans for the separating of the parcels and locations for the outparcels. Furthermore, Ms. Carson noted that staff has reviewed the application and recommends approval of the final plat, subject to staff conditions.

There was discussion relating to there being any negative impact with this lot being divided between two owners. It was noted that this property would still fall under the conditions and standards of their covenants, and restrictions of the larger Planned Unit Development (PUD), so no negative impacts are anticipated.

**Motion by Commissioner Sharman to approve FINAL PLAT for 3017 Daniels Road (Winter Garden Village Final Plat/Replat), subject to conditions. Seconded by Commissioner Jones and carried unanimously 5-0.**

G. Recommendation to approve SPECIAL EVENT – Celtic Festival by Crooked Can Brewery (Plant Street Market) March 14, 15, and 16, 2025, subject to conditions

Planning Director Kelly Carson stated that the Crooked Can is requesting approval to hold their annual Celtic Fest. She noted the event days, times, and activities, street closure, food, and alcohol sale. Staff recommended approval, subject to conditions.

There was discussion on the event sound still being monitored each year by doing a soundcheck.

**Motion by Commissioner Bennett to approve SPECIAL EVENT for Celtic Festival by Crooked Can Brewery (Plant Street Market) March 14, 15, and 16, 2025, with road closure and subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.**

H. Recommendation to approve SPECIAL EVENT for Rotary Club of Winter Garden - Evening at the Pops Concert Event at Newton Park, Saturday, March 29, 2025 - 6:30 p.m., subject to conditions

Planning Director Kelly Carson stated that the Rotary Club of Winter Garden requests holding their annual Evening at the Pops Concert at Newton Park. She noted the event date and time. Furthermore, Ms. Carson disclosed the event set-up and activities being the same as the previous year and that the musicians would be the Plant Street Pops Orchestra. Staff recommended approval.

**Motion by Commissioner Bennett to approve Rotary Club of Winter Garden for the Evening at the Pops Concert Event at Newton Park Saturday, March 29, 2025, at 6:30**

**p.m., subject to conditions. Seconded by Commissioner Johnson and carried unanimously 5-0.**

- I. Recommendation to approve special event for West Orange High Sen'ya Later School Parade downtown on Wednesday, May 14, 2025, from 5:30 to 6:30 p.m.

Planning Director Kelly Carson stated that this is a request for the West Orange High School to hold their Sen'ya later parade. She noted the time, staging location, parade route and no vehicles included, except for the one permitted golf cart.

**Motion by Commissioner Bennett to approve a special event for the West Orange High Sen'ya Later School Parade downtown on Wednesday, May 14, 2025, from 5:30 to 6:30 p.m. Seconded by Commissioner Johnson and carried unanimously 5-0.**

*Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 7:01 p.m.*

**Members Present:**

CRA Chairman John Rees and CRA Members Iliana R. Jones, Lisa L. Bennett, Chloe Johnson, Colin Sharman, and CRA Advisory Board Member Larry Cappleman and Orange County Appointee Charlie Mae Wilder

- J. Recommendation to authorize City Manager execute Purchase Sale Agreement for 186 North Street in the amount of \$150,000

Economic Development Director Marc Hutchinson stated that the City has an opportunity to purchase undeveloped property at 186 North Street within the Historic East Winter Garden Neighborhood. He noted that this parcel would help with the streetscape improvement plans along North Street and with the overall goals of the revitalization efforts aligning with the East Winter Garden Plan. Furthermore, Mr. Hutchinson noted that the plan for North Street includes on-street parking, sidewalks and commercial and residential redevelopment. Staff recommended approval.

CRA Member Larry Cappleman noted that this item was reviewed and approved unanimously by the Community Redevelopment Agency Advisory Board.

**Motion by CRA Member Charlie Mae Wilder to authorize City Manager execute the Purchase Sale Agreement for 186 North Street, in the amount of \$150,000. Seconded by CRA Member Larry Cappleman and carried unanimously 7-0.**

*Adjourned as the Community Redevelopment Agency and reconvened as the City Commission at 7:04 p.m.*

**6. MATTERS FROM PUBLIC** – There were no items.

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

8. **MATTERS FROM CITY MANAGER**

City Manager Jon C. Williams informed of an unsolicited proposal from a law firm indicating that the City of Winter Garden may be potentially eligible to participate in any claims as a result of the DuPont 3M claim class action settlement lawsuit regarding the polyfluoroalkyl substances (PFAS) and microplastics. He described the staff and legal counsel review with our City Attorney to vet the legitimacy of this proposal. Furthermore, after noting this is a legitimate claim, he indicated that there had been a review for legal counsel to represent the City, and he requested approval to proceed with a retainer agreement with the Law Firm of Napoli Shkolnik. He noted that there would be no cost to the City, should there be no funds to recover by the settlement. In the event there is a recovery, the City of Winter Garden would pay 25 percent.

There was discussion on the plastics being found everywhere and in almost everything, and it was mentioned that the City has been fighting plastics for a while.

**Motion by Commissioner Sharman to approve retainer agreement with the Law Firm of Napoli Shkolnik to participate in any claims as a result of the DuPont 3M claim class action settlement lawsuit regarding the polyfluoroalkyl substances (PFAS) and microplastics. Seconded by Commissioner Bennett and carried unanimously 5-0.**

City Manager Jon C. Williams announced the start of the demolition process for the two duplexes on South Highland Avenue near City Hall. He shared that once those buildings are removed, the area would be sodded and used as an expansion of the pavilion park area.

There was discussion on the recently demolished Whitaker House, which is located next to the duplexes.

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

**Commissioner Sharman** stated commended staff on doing a good job.

**Commissioner Johnson** thanked staff for their assistance, noting that the East Winter Garden kids and parents have been affected by recent events in the community. She shared that there would be help through grief counselling. Furthermore, Commissioner Johnson solicited continued prayers, encouraged community togetherness, and the spreading of love during this time. She again thanked staff for their assistance in this effort.

**Commissioner Jones** thanked staff for their efforts and noted that we are keeping East Winter Garden and all of Winter Garden in our prayers as we are here for everyone.

**Commissioner Bennett** voiced appreciation to staff for their hard work with the MusicFest. She also wished Charlie Mae Wilder another Happy Birthday.

**Mayor Rees** inquired how the trash pickup changes were going since there is no recycling. There was discussion on the process being one half to three quarters done and the time and the reduction of overtime hours. Also noted was the effectiveness of the reduce and reuse campaign.

Mayor Rees expressed that what happened in East Winter Garden was a tragedy but noted that the City and East Winter Garden are fortunate to have the Commissioner that we have in the community. He noted that everyone that reached out appreciates Commissioner Chloe Johnson for her representation and the City appreciates her as well.

The meeting adjourned at 7:08 p.m.

APPROVED:

\_\_\_\_\_/S/\_\_\_\_\_  
Mayor John Rees

ATTEST:

\_\_\_\_\_/S/\_\_\_\_\_  
City Clerk Angela J. Grimmage