



**City Commission  
REGULAR MEETING MINUTES**

March 12, 2026, 6:30 p.m.

A **Regular Meeting** of the City of 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

**Also Present:**

City Manager Jon C. Williams  
City Attorney Dan Langley  
Interim City Clerk Ronisha Martin

**Absent:**

Commissioner District 3 - Chloe Johnson  
Commissioner District 4 - Colin Sharman

**1. Approval of Minutes**

- A. Regular Meeting Minutes – February 26, 2026

**Motion by Commissioner Bennett to approve the regular meeting minutes of February 26, 2026. Seconded by Commissioner Jones and carried unanimously 3-0**

**2. First Reading and Public Hearing of Proposed Ordinances**

- A. **Ordinance 26-01:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD, AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT 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
- B. **Ordinance 26-02:** 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 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT

PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT ROAD, FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- C. **Ordinance 26-03:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.50 ± ACRES LOCATED AT 1414 EAST CROWN POINT ROAD AND APPROXIMATELY 2.02 ± ACRES LOCATED AT 1325 EAST FULLERS CROSS ROAD, NORTH OF EAST FULLERS CROSS ROAD, SOUTH OF OCOEE CROWN POINT PKWY, EAST OF FULLERS OAK LOOP AND WEST OF EAST CROWN POINT ROAD, FROM ORANGE COUNTY A-1 (CITRUS RURAL DISTRICT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE NEW LIFE SLAVIC CHURCH PUD; AND PROVIDING FOR SEVERABILITY; CONFLICTS AND AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinances 26-01, 26-02, and 26-03 by title only. Planning Director Kelly Carson stated that the applicant is requesting annexation into the City of Winter Garden, a future land use amendment to low-density residential, and rezoning to Plan Unit Development (PUD) to allow construction of an 11,162-square-foot church with a 286-seat worship area and office/meeting space. She noted the proposal includes landscape buffers, preserved trees, and two access points to address traffic. Ms. Carson further stated that staff found the project consistent with the City's Comprehensive Plan and Land Development Regulations. Staff recommended approval.

There was discussion regarding the potential loss of revenue from using the corner property for a church; however, Ms. Carson noted that the surrounding residential area makes it an appropriate use. Comments were also made regarding the preservation of existing trees where feasible, including within the parking areas.

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

**Motion by Commissioner Bennett to approve Ordinances 26-01, 26-02, and 26-03 with second reading and public hearing March 26, 2026. Seconded by Commissioner Jones and carried unanimously 3-0.**

- D. **Ordinance 26-06:** 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 APPROXIMATELY 2.88 ± ACRES LOCATED AT 761 GARDEN COMMERCE PARKWAY, GENERALLY LOCATED NORTH OF WEST COLONIAL DRIVE, EAST OF GARDEN COMMERCE PARKWAY, WEST OF CARTER ROAD AND SOUTH OF EAST

STORY ROAD, FROM MULTI OFFICE INDUSTRIAL TO COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- E. **Ordinance 26-07:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 13-42, BY REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 2.88 ± ACRES LOCATED AT 761 GARDEN COMMERCE PARKWAY GENERALLY LOCATED NORTH OF WEST COLONIAL DRIVE, EAST OF GARDEN COMMERCE PARKWAY, WEST OF CARTER ROAD AND SOUTH OF EAST STORY ROAD FROM PID (PLANNED INDUSTRIAL DEVELOPMENT), TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinances 26-06 and 26-07 by title only. Planning Director Kelly Carson stated that the applicant is requesting to amend the future land use designation from Multi-Office Industrial (MOI) to Commercial (COM) and to rezone the property at 761 Garden Commerce Parkway from Planned Industrial Development (PID) to Planned Commercial District (PCD). She noted that the Planned Commercial District (PCD) will amend Ordinance 13-42 and allow additional commercial uses, including medical offices, personal services, studios, retail, and pet care facilities, with no site plan changes required. Ms. Carson further stated that the property will remain part of, and subject to, the Property Owners Association for the Winter Garden Commerce Center. Staff recommended approval.

There was discussion regarding whether pet care is the same as pet boarding. Ms. Carson explained that modern facilities can accommodate pet boarding indoors without outdoor runs.

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

**Motion by Commissioner Jones to approve Ordinances 26-06 and 26-07 with a second reading and public hearing on March 26, 2026. Seconded by Commissioner Bennett and carried unanimously 3-0.**

- F. **Ordinance 26-09:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE OAKLAND PARK PUD APPROVED BY ORDINANCE 05-26 AS PREVIOUSLY AMENDED BY ORDINANCE 12-08, BY REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.93 +/- ACRES LOCATED AT 15411, 15540 AND 15541 EAST OAKLAND AVENUE AND 841 TILDEN OAKS TRAIL; FROM PUD (PLANNED UNIT DEVELOPMENT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT) PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS MCKINNON SQUARE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinance 26-09 by title only. Planning Director Kelly Carson stated that the applicant is requesting to rezone the properties located at 15411, 15540, and 15541 East Oakland Avenue from Planned Unit Development (PUD) to Planned Commercial Development (PCD) to allow four mixed-use buildings, with commercial uses on the first floor and twelve residential units on the second floor. She noted that the proposal includes 12,515 square feet of commercial space and is consistent with the Oakland Park PUD approved in 2005 and amended in 2012. Ms. Carson explained that the PCD is needed to define permitted uses and development standards. Staff recommended approval.

There was discussion regarding the original 2012 approval, confirming the development included a commercial component, lower density, traffic considerations, and the retention pond.

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

**Motion by Commissioner Jones to approve Ordinances 26-09 with second reading and public hearing March 26, 2026. Seconded by Commissioner Bennett and carried unanimously 3-0.**

### **3. Second Reading and Public Hearing of Proposed Ordinance**

- A. **Ordinance 26-08:** AN ORDINANCE BY THE CITY WINTER GARDEN, FLORIDA, AMENDING CHAPTER 18, ARTICLE II, DIVISIONS 1, 2 AND 3 OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES CONCERNING THE FLORIDA BUILDING CODE; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

City attorney Dan Langley read Ordinance 26-08 by title only. Assistant Manager for Public Services Steve Pash stated that the ordinance amends Chapter 18, Divisions 1, 2, and 3, to align with state statutes and updates the building valuation to use the International Code Council instead of the Southern Building Code. Staff recommended approval.

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

**Motion by Commissioner Bennett to approve Ordinance 26-08. Seconded by Commissioner Jones and carried unanimously 3-0.**

#### 4. Regular Business

- A. **Resolution 26-04:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 23-06 ESTABLISHING THE CAPUD ZONING ON CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.603 ± ACRES OF LAND GENERALLY LOCATED AT 996 E PLANT STREET ON THE SOUTHWEST CORNER OF E PLANT STREET AND 11TH STREET; APPROVING A MINOR AMENDMENT TO EXTEND THE CAPUD FOR THREE ADDITIONAL YEARS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Dan Langley read Resolution 26-04 by title only. Planning Director Kelly Carson stated that the applicant is proposing a minor amendment to the Character Area Planned Unit Development (CAPUD) Ordinance 23-06, approved on February 23, 2023, to extend the approval for an additional three years, with all other requirements remaining unchanged. She noted that the proposed resolution is consistent with the CAPUD, the commercial future land use designation, the East Plant Street character area overlay, and the Comprehensive Plan. Staff recommended approval.

**Motion by Commissioner Bennett to approve Resolution 26-04. Seconded by Commissioner Jones and carried unanimously 3-0.**

- B. Recommendation to approve Memorandum of Understanding between City of Winter Garden and Friends of Lake Apopka (FOLA)

Assistant City Manager for Public Services Steve Pash stated that this request is to approve Memorandum of Understanding between City of Winter Garden and Friends of Lake Apopka (FOLA) to support Lake Apopka cleanup. He noted that FOLA has received a \$600,000 Florida Department of Environmental Protection (FDEP) grant for pre-construction activities for approximately 60 acres of shoreline alterations. Additionally, the city acquired \$3 million in federal funding for phase one dredging in front of Newton Park, and FOLA is seeking an additional \$1.9 million for future dredging phases.

Mr. Pash explained that the MOU designates the city as project manager once the project advances, with FOLA transferring any awarded funds. He emphasized that the city is not obligated to budget or appropriate funds for the project. Staff recommended approval authorizing City Manager to sign the MOU.

City Manager Jon C. Williams noted a minor revision clarifying that the FDEP grant is for pre-construction activities rather than engineering, design, and permitting. He added that while the City has no current funding obligation, the Commission retains the ability to appropriate funds in the future through normal budget processes or amendments.

There was discussion regarding total project cost, phased funding, and confirmation that City funds are not required.

**Motion by Commissioner Bennett to approve Memorandum of Understanding between City of Winter Garden and Friends of Lake Apopka (FOLA). Seconded by Commissioner Jones carried unanimously 3-0.**

- C. Recommendation to approve piggyback of the City of Oviedo contract for Storm Sewer Rehabilitation (Pipe Lining) with FloTech Environmental, LLC

City Engineer Jim Monahan stated that this request is for approval to piggyback the City of Oviedo's storm sewer rehabilitation contract with FloTech Environmental LLC to re-line a stormwater pipe in the Westfield subdivision that connects a wetland overflow to Lake Beulah. He explained that the cured-in-place liner method installs a new pipe inside the existing pipe using steam to harden the liner. Staff recommended approval.

There was discussion regarding the lifespan of the liner, and Mr. Monahan noted it has a service life comparable to a new pipe and is more cost-effective than a full replacement.

**Motion by Commissioner Jones to approve piggyback of the City of Oviedo contract for Storm Sewer Rehabilitation (Pipe Lining) with FloTech Environmental, LLC. Seconded by Commissioner Bennett and carried unanimously 3-0.**

- D. Recommendation to approve renewal of Microsoft Enterprise License Agreement, year two of three in the amount of \$148,264.05

Information Technology Director David Livingston stated that the City's Microsoft Enterprise License Agreement is due to be renewed for the first year of a three-year term. He noted that renewing the agreement will allow continued use of Microsoft 365 and other related software and services. He also stated that the renewal cost \$148,264.05, which is included in the current fiscal year budget. Staff recommended approval.

There was discussion regarding the number of licenses. Mr. Livingston explained that the agreement includes multiple types of licenses, such as server, Office, and cloud services.

**Motion by Commissioner Bennett to approve renewal of Microsoft Enterprise License Agreement, year one of three in the amount of \$148,264.05. Seconded by Commissioner Jones and carried unanimously 3-0.**

- E. Recommendation to approve use of Omnia Nebraska Cooperative Purchasing Agreement as a piggyback contract for Cintas uniform expense from \$1995.91 to \$1316.16 weekly

Fleet Division Manager Dudley Watson stated that the request is for approval to use the Omnia Nebraska Cooperative Purchasing Agreement to piggyback a contract with Cintas for uniform services. He noted that the new contract is expected to reduce

weekly costs, resulting in an estimated annual savings of approximately \$33,000. Staff recommended approval.

**Motion by Commissioner Jones to approve use of Omnia Nebraska Cooperative Purchasing Agreement as a piggyback contract for Cintas uniform weekly expense from \$1995.91 to \$1316.166. Seconded by Commissioner Bennett and carried unanimously 3-0.**

- 5. **Matters From Public** – There were no items
- 6. **Matters From City Attorney** – There were no items
- 7. **Matters From City Manager - Jon C. Williams** – There we no items.
- 8. **Matters From Mayor and Commissioners**

**Commissioner Lisa L. Bennett** thanked staff and first responders.

**Commissioner Iliana R. Jones** thanked staff, first responders, and the City Clerk for making their jobs easier.

9. **Adjourn**

The meeting adjourned at 7:01 p.m.

APPROVED:

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

ATTEST:

\_\_\_\_\_/S/\_\_\_\_\_  
Interim City Clerk Ronisha Martin