



Minutes
City Commission
March 26, 2026 6:30 p.m.

A Regular Meeting of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:31 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 2 - Iliana R. Jones
Commissioner District 3 - Chloe Johnson
Commissioner District 4 - Colin Sharman

Also Present:

City Manager Jon C. Williams
City Attorney Kurt Ardaman
Interim City Clerk Ronisha Martin

Absent:

Commissioner District 1 - Lisa L. Bennett

1. Approval of Minutes

A. Regular Meeting Minutes – March 12, 2026

Motion by Commissioner Jones to approve the regular meeting minutes of March 12, 2026. Seconded by Commissioner Johnson and carried unanimously 4-0

2. PRESENTATION

A. Legislative Updates – Representative Leonard Spencer

Representative Leonard Spencer provided a legislative update, stating that the session has been extended due to ongoing budget negotiations. He discussed legislation impacting local governments, including limits on Diversity, Equity, and Inclusion (DEI) initiatives, a required 10% budget reduction exercise, and a proposal to eliminate homestead property taxes. He noted that eliminating property taxes could shift costs to fees and impact essential services.

Mr. Spencer also highlighted legislation related to tax measures, liability caps, advanced transportation (vertiports), veteran housing, e-bike safety, and per- and polyfluoroalkyl substances (PFAS) regulations, commonly referred to as “forever chemicals,” and noted approximately \$3.2 million in proposed local funding.

Mayor Rees expressed concern that residents may not fully understand the financial impacts and that the changes could create additional strain on city operations and budgeting, including a potential shift toward increased fees.

3. SECOND 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 Kurt Ardaman read ordinances 26-01, 26-02 and 26-03 by title only. Planning Director Kelly Carson requested that the ordinances be tabled to the next City Commission meeting on April 9, 2026.

Motion by Commissioner Johnson to table Ordinances 26-01, 26-02, and 26-03 to April 9, 2026, City Commission Meeting at 6:30. p.m. Seconded by Commissioner Sharman and carried unanimously 4-0.

- 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 26-06**: 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
- F. **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 Kurt Ardaman 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 located at 761 Garden Commerce Parkway from Planned Industrial Development (PID) to Planned Commercial District (PCD). She noted that the proposed PCD changes will allow for additional commercial uses, including medical offices, personal services, studios, retail, and pet care facilities. She further noted that the property is already developed, and no site plan changes are required to accommodate the proposed uses. Staff recommended approval.

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

Motion by Commissioner Jones to adopt Ordinances 26-06 and 26-07. Seconded by Commissioner Johnson and carried unanimously 4-0.

- G. **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 Kurt Ardaman read Ordinance 26-09 by title only. Planning Director Kelly Carson stated that the applicant is requesting to rezone the subject properties from

Planned Unit Development (PUD) to Planned Commercial Development (PCD) to allow four mixed-use buildings, with commercial uses on the first floor and residential units above, totaling approximately 12,515 square feet of commercial space and twelve dwelling units. She noted that the request is consistent with the Oakland Park PUD and that the PCD will further define permitted uses and development standards. Staff recommended approval.

There was discussion regarding whether any concerns had been raised by nearby residents. It was noted that no additional concerns had been received.

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

Motion by Commissioner Johnson to adopt Ordinances 26-09. Seconded by Commissioner Sharman and carried unanimously 4-0.

Legislative updates were presented at this point in the meeting.

4. **Matters From Public** - There were no items.
5. **Matters From City Attorney** There were no items.
6. **Matters From City Manager**

City Manager Jon C. Williams reminded everyone of the upcoming Evening at the Pops event, noting the park will open at 5:00 p.m. with the concert beginning at 7:00 p.m. He also announced the opening of a new downtown parking lot located at 695 West Plant Street, on the former CenturyLink/Lumen site, which includes approximately fifty-three parking spaces, including accessible spaces and additional spaces for larger vehicles.

7. **Matters From Mayor and Commissioners**

Commissioner Illiana R. Jones thanked staff and first responders and wished everyone a great weekend.

Commissioner Chloe Johnson thanked staff and first responders, stating that their hard work deserved to be acknowledged.

Commissioner Colin Sharman presented a video regarding the AdventHealth Winter Garden hospital expansion and cancer center, noting the project initially raised community concerns but was improved through collaboration between the city, hospital representatives, and residents. He stated the cancer center will provide accessible, local treatment and support for patients and their families.

He shared personal remarks on the impact of cancer, noting the loss of family members, and emphasized the importance of the facility to the community. He invited everyone to participate in a moment of recognition for those affected by cancer, followed by a prayer.

8. Adjourn

The meeting adjourned at 7:04 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
Interim City Clerk Ronisha Martin