



**Planning and Zoning Board  
Regular Meeting Minutes  
May 4, 2026**

**1. CALL TO ORDER**

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

**Present:** Chairman Will Hawthorne and Board Members: Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.

**Absent:** Vice-Chairman Steve Ambielli (excused).

**Staff Present:** City Manager Jon C. Williams, City Attorney Kurt Ardaman, Assistant City Manager for Public Services Steve Pash, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Ellen King.

**Attendees:** Paul Figg of Berger Singerman, Keith and Jeanine Wilson of 114 N Highland Avenue, Chris Taylor of 14826 Speer Lake Drive, Katy Magruder and David Hoppes of Dix.Hite, Chris Walsh of 285 Palmetto Springs Street, Rick Stuebing of Johns Lake Association, John Murphy of AquaTerra Development Inc, Doug Vaught of 16848 Broadwater Avenue, Diana M Almodovar of DMA Civil Engineers LLC, Federico Martin of 2161 Windcrest Lake Circle, Clark Modica of Modica & Associates, Paul Sladek of Shutts & Brown LLP, John Townsend of McIntosh Associates, Helena Kaler and Dale Kelch of 16995 Tradewind Point, Heather Isaacs of Isaacs Strategy Solution LLC, Janet Brindle of 1383 Roxy Lane, Ram Shyamdeo of 724 Magnolia Street, Robin LaDuke of 104 N Highland Avenue, Erin V Clifton of Lowndes, Alex Lloret of 1437 Willims Road, John and Cynthia Goings of 404 S Main Street, Ralph and Tracy Tingley of 12854 Jacob Grace Court, Anna Olah of 17639 Deer Isle Circle, Christopher and Mandy Whyman of 16142 Johns Lake Overlook Drive, Stephen Kiefer of 310 S Main Street, Brennen Fountain of 320 S Main Street, Carl and Laura Trainer of 327 S Boyd Street, Doug Donahey of 321 W Bay Street, Christopher J Marzak of 424 Lake Amberleigh Drive, Dirk Arace of 3563 Terra Oaks Court, Monica Aragao of 17725 Deer Isle Circle, Laura Kelly of Central Florida Expressway Authority, Diana Hover of Pompano Court, Dale Kelch of Capital Improvements Division, Manager of City of Orlando and Johnathan Green of 110 N Central Avenue.

2. **APPROVAL OF MINUTES**

***Motion by Board Member Dunn to approve the regular meeting minutes of April 6, 2026. Seconded by Board Member Ewing and carried unanimously 6 – 0.***

3. **ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)**

- 3.A. W Colonial Drive (Outfront Development) ANNEX, FUTURE LAND USE & REZONING  
Parcel ID # 25-22-27-9384-01-183

Planner McDonald presented a request to annex, update the future land use map and rezone the property located at W Colonial Drive to C-2 (Arterial Commercial District). Staff recommended approval to provide more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves.

Board members inquired about the drainage canal running through the site if it allows for the intended use and if billboards will be removed from this location. City staff stated this is a concept plan only and any future development would be subject to city review, the applicant intends to erect a digital billboard on the property in exchange for the removal of billboards located at 1101 E Plant Street and 14899 W Colonial Drive, subject to the terms and conditions of a Billboard Relocation and Reconstruction Agreement.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Hawthorne to approve the Annexation, Future Land Use and Rezoning of the property located at W Colonial Drive as Outfront Development. Seconded by Board Member Bennett and carried unanimously 6 – 0.***

- 3.B. 1756, 1401 & 1400 Williams Road & 17729 Marsh Road (Johns Lake PD) UVPUD RZ  
Parcel ID #31-22-27-0000-00-002&-001;06-23-27-0000-00-001;06-23-27-4288-08-242

***Board Member Dunn disclosed he had ex parte communications with the applicant and as a lifelong resident in Winter Garden had history with this property and with Castle and Cook the original developers that started moving this project forward.***

Planning Supervisor Friedman presented a request to rezone the properties located at 1756, 1401 & 1400 Williams Road & 17729 Marsh Road to an Urban Village Planned Unit Development (UVPUD) to permit 613 dwelling units (Single-family and Townhome), neighborhood parks and two Special Districts consisting of Special District 1 which will

be parks, a bed & breakfast (40 room/cottage max.), event space, agricultural uses and accessory retail/service uses in support of the primary use and then Special District 2 will be reserved for a future City Park. Staff recommends approval of Ordinance 26-12.

City staff explained two public hearing notices had been mailed out due to an error with the date of the City Commission meeting, city staff received twenty-five letters from residents expressing their concerns and staff has addressed those concerns.

Board members inquired if the Future Land Use (FLU) was established during the property annexation, if there are any proposed changes to the Future Land Use Map (FLUM), what is the School Concurrency Mitigation Plan for this development, will the cemetery remain, who would have access to the gated section, when will the city park and District I amenities be available, is the use of Special District 1 to meet their open space requirements, will Special District 1 be open during construction phase, when will the roadway improvements be completed, current condition of Williams Road, impact of construction on Williams Road and the completion of the regional traffic improvements.

City staff confirmed annexation in 2007 and FLU was established then, no proposed changes to the FLUM, the developer will be required to have a Capacity Enhancement Agreement (CEA) or a Capacity Mitigation Agreement (CMA) with OCPS linked to the elementary school, the cemetery will remain, there will be two parts of this development, a lower portion and an upper peninsula with an option for gated sections for car access but open for pedestrian access to the public, city park availability is unknown but will be developed when funds are available, Special District I development will be determined by the developer, everything is vacated to the open-space and meets the minimum requirements, the roadway improvements are to be completed before CO of the 200<sup>th</sup> house, roadway improvements are a transportation question but city does ensure benchmarks are met and fully completed for trips generated. Applicant, Heather Isaacs of Isaacs Strategy Solution LLC spoke on current conditions and future improvements of Williams Road. Laura Kelly, Former Executive Director of the Central Florida Expressway Authority, stated SR-516 will be completed in two years and will be a major relief for SR-50 and Marsh Road. Diana Hover of Pompano Ct, stated the New Independence Parkway is under construction and expected completion is January 2027. City staff stated Amber Sweet Lane and Williams Road will be completed during this same timeframe as another connection at the County line. Heather Isaacs stated they agree with staff recommendations and were present to address any concerns and questions from the public.

This item was opened to the public. Dale Kelch of Capital Improvements Division, Manager of City of Orlando commented that removing the school would not lower the traffic count of 5,400 trips. City staff agreed with his comment and clarified 5,400 trips is with the new development of homes. Erin V Clifton of Lowndes Law Firm representative of Farm Sound property distributed to the P&Z Board a Farm Sound map showing the

additional right of way that is being requested of the applicants (**Exhibit A**). They are in favor of the development, however requested the western portion of Amber Sweet Lane being dedicated by the applicant to be raised to 25 feet. City staff stated the fairest way to address this for both property owners to contribute 12.5' for a right-of-way and share costs to develop Amber Sweet Lane. Board members discussed the right-of-way request and agreed with City Staff. Janet Brindle of 1383 Roxy Lane expressed concern with the proposed Bed & Breakfast, traffic and agreed with the school removal. Rick Stuebing, President of Johns Lake Association, expressed his support for the project after seeing the plans and knowing the applicants have taken measures to protect the lake. Alex Lloret of 1437 Williams Road expressed concerns with traffic on Williams Road and the increased number of homes proposed will lead to increased traffic on Marsh Road.

Board members inquired if the traffic study considered other recently approved built homes in the area. City staff stated yes, the traffic study is calculated for overall growth rate in this area. Heather Isaacs of Isaacs Strategy Solution, LLC stated there will be future access points to avoid Marsh Road and Williams Road.

***Motion by Board Member Dunn to approve the UVPUD Rezoning of the property located at 1756, 1401 & 1400 Williams Road & 17729 Marsh Road (Johns Lake PD) subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 6 – 0.***

**4. PRELIMINARY PLAT/ FINAL PLAT/ LOT SPLIT**

4.A 530 & 550 East Crown Point Road (429 @ Crown Point - South) PRELIMINARY PLAT  
Parcel ID # 13-22-27-0895-00-070 & -080

Planning Supervisor Friedman presented a request for a Preliminary Plat for properties located at 530 & 550 East Crown Point Road, to allow the owner of Lot 7 and Lot 8 to replat the existing two lots into three lots and a common area tract in order to condo plat the buildings in the future. This project is part of a larger PCD that consists of nine (9) commercial office/flex space buildings totaling 203,306 square feet and would be spread across the three lots in six phases. City Staff recommends approval of the Preliminary Plat subject to staff conditions.

Board members inquired about the definition of a condo plat. City staff clarified.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Ewing to approve the Preliminary Plat for the property located at 530 & 550 East Crown Point Road subject to staff conditions. Seconded by Board Member Ryan and carried unanimously 6 – 0.***

5. **SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

5.A. 305 Beulah Road (Winter Garden Christian Academy) SPECIAL EXCEPTION  
Parcel ID # 25-22-27-0000-00-013

Senior Planner Conatser presented a Special Exception request for the property located at 305 Beulah Road to add 2 temporary stand-alone classroom trailers (modular buildings) to expand the school use, increase the student capacity to 200 students and increase the grade range to kindergarten through eighth grade. Staff recommends approval of the Special Exception Permit subject to the staff conditions.

Board members inquired about traffic and the location of the portables. City staff stated there have not been any complaints about the school parking nor traffic. Once the Traffic Impact Analysis is completed, any issues will be identified and become a part of approval conditions for the applicant to make improvements and the portables will be located on the east side of the school. Applicant, Dave Buckles of 967 Glenview Circle, stated the traffic study identified the school will need to double stack the traffic line on the property. He also pointed out that even though the school is requesting an additional 100 students to the coming school year, the two modular units will only give them capacity for 60 students. The school will not realize the total number of students until they are built out.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Bennett to approve the Special Exception at the location of 305 Beulah Road subject to staff conditions. Seconded by Board Member Brown and carried unanimously 6 – 0.***

6. **VARIANCE (PUBLIC HEARING)**

6.A. 326 S Main Street (Amparo Residence) VARIANCE  
Parcel ID # 23-22-27-2888-11-067

Planning Supervisor Friedman presented a Variance request for property located at 326 S Main Street to allow an interior side yard setback of 7.5 feet, a corner lot setback of 6 feet, a rear yard setback of 20 feet and 15.5 foot height for an accessory building, in order to build a two-story single-family home with a detached garage. Staff recommends approval of the Variances subject to staff conditions.

Board members inquired about the original approval. City staff stated the P&Z Board requested the site plan to be revised pushing the home back to the 30' front setback and this is shown on the revised drawing.

This item was opened to the public. Carl Trainer of 327 S Boyd Street stated he was not against the home but did have concerns with two houses on this lot and drainage water runoff. City staff stated this property originally had a duplex and the drainage was

approved to the current grade – further discussion was held regarding drainage. At the design stage, a swale will be properly designed and the stormwater will be directed into that drain. A condition could be requested to add a 10’ drainage easement across both properties prior to plot plan approval and recording. A board member inquired if the applicant was opposed to incorporating a 10’ drainage easement for Lot 1? The applicant stated he is open to working out the drainage concerns. John Goings of 404 S Main Street is in favor of the proposed house and acknowledged there is a drainage issue during heavy rain storms with water backs up along the properties, would like to see it addressed and as an additional note he requested to have the rest of Miller Street paved. Brenner Fountain of 320 S Main Street would like to see the drainage issue worked out before development of Lot 2.

***Motion by Board Member Hawthorne to approve the Variance at the location of 326 S Main Street with the condition that city staff and the two homeowners work together on an appropriate size drainage easement for an engineered swale reviewed by the city and subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 6 – 0.***

6.B 111 N Central Avenue (Tingley Residence) VARIANCE  
Parcel ID # 14-22-27-1728-05-180

Senior Planner Conatser presented a Variance request for property located at 111 N Central Avenue to allow a minimum 15 foot rear yard setback to permit the construction of a detached garage, to allow a wall height of 10 feet 8 inches and a roof peak height of 24 feet for the detached garage. City staff recommends approval subject to staff conditions.

City staff stated a neighbor did express concerns with the setback distance, height of the detached building and the tree in the rear of the property being removed due to proposed detached garage. Staff noted this tree would have been removed with the previous 10’ rear yard setback as well as the newly requested 15’ setback.

Board members inquired about what tree was to be saved. City staff stated the original Variance was to keep the tree in the front, even though the house was being moved a little forward. Board members questioned the live oak in the back being removed according to the Variance, about ADUs and Historic District vs. Historic Overlay. City staff stated if this Variance should be approved, applicants will need to apply for a tree removal permit and they will be required to mitigate and plant two new trees. Staff also explained ADUs and Historic District vs Historic Overlay.

This item was opened to the public. Jeanine Wilson of 114 N Highland Avenue was not in favor of the Variance and does not want to see the live oak cut down in back. Keith Wilson of 114 N Highland Avenue was not in favor of the Variance and gave reference to a Florida article on Variances in Historic Districts, and against the removal of the live oak

in back. City staff stated no Variances are being requested for the home, the home meets all setback requirements and all city regulations. This home has already been reviewed and approved by the Historic Preservation Board in which the design was found to be consistent with the area. The detached garage is the only Variance request to be 7' taller and the setback to be pushed a little further from the setback line. Dirk Arace, Custom Home Designer of 3563 Terra Oaks Ct described the look of the house and the pitch of the detached garage matches the house. Johnathan Green of 110 N Central Avenue wants to see the trees saved on the property if healthy. Applicants stated they did not want a detached garage but are required to do so by the city and would like to keep the tree in back but, in order to allow for the detached garage on the site the tree needs to be removed.

***Motion by Board Member Bennett to approve the Variance at the location of 111 N Central Avenue subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 6 – 0.***

## **7. ORDINANCES**

7.A Ordinance 26-16: Code Amendment - Amending Sections 118-729, 118-731, 118-773, 118-774 and 118-775 Relating to Special Exception and Prohibited uses in the I-1 & I-2 Zoning Districts

Planning Director Carson presented an Ordinance 26-16 requesting to amend the list of Special Exception and Prohibited Uses in the I-1 and I-2 zoning districts, providing for additional uses determined to be similar in type and intensity and compatible with permitted uses and clarifying prohibited uses. Carson distributed a revised Ordinance 26-16 (**Exhibit B**) to the board members showing minor revisions with two sentences highlighted that establish a specific ERU threshold for water consumption triggering a need for a Special Exception Permit for any given applicant. She continued to explain the purpose of this ordinance is to allow the Board to consider uses that are consistent and compatible with existing industrial uses. Maintaining a narrow list of special exception uses, without the ability to consider function of similar uses, may result in unnecessary regulatory rigidity and limit appropriate economic development opportunities. Staff recommends approval of Ordinance 26-16.

Neither the Board nor the Public had any comments or questions for this item.

***Motion by Board Member Bennett to approve the Amendment Code as Ordinance 26-16 subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 6 – 0.***

Chairman Will Hawthorne adjourned the meeting at 8:45 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, June 1, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

/S/

Recording Secretary Ellen King

APPROVED:

/S/

Chairman Will Hawthorne

Exhibit A

Item 3.B - 1756, 1401 & 1400 Williams Road & 17729 Marsh Road (Johns Lake PD) UVPUD RZ



 <p><b>MADDEN</b> MOORHEAD &amp; STOKES, LLC CIVIL ENGINEERS 431 E. HORATIO AVE. SUITE 260 MATLAND, FL 32751 (407) 629-8330 CERTIFICATE OF AUTHORIZATION NO. CA-0007723</p>	<p>JOB NUMBER: 25MMS0040</p>	<p>FARM SOUND</p>
	<p>SEC:06 TWP: 23S RNG:27E</p>	
	<p>DRAWN BY: RE</p>	
	<p>APPROVED BY: DAS</p>	
	<p>DATE: 11/24/25</p>	
	<p>SCALE: 23S</p>	

Exhibit B

Item 7.A - Ordinance 26-16: Code Amendment

**ORDINANCE 26-16**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118 OF THE CODE OF ORDINANCES, AMENDING SECTIONS 118-729, 118-731, 118-773, 118-774 AND 118-775 RELATING TO SPECIAL EXCEPTION USES AND PROHIBITED USES IN THE I-1 (LIGHT INDUSTRIAL AND WAREHOUSING) AND I-2 (GENERAL INDUSTRIAL) DISTRICTS; PROVIDING FOR ADDITIONAL USES DETERMINED TO BE SIMILAR IN TYPE AND INTENSITY AND COMPATIBLE WITH PERMITTED USES AND CLARIFYING PROHIBITED USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission finds that the existing list of special exception uses within the I-1 Light Industrial and Warehousing and I-2 General Industrial zoning districts may not anticipate all potential land use types or evolving industrial and commercial activities; and

**WHEREAS**, the City Commission finds it appropriate to allow for consideration of additional uses that are similar in type and intensity and compatible with permitted uses, subject to review through the established special exception process; and

**WHEREAS**, the Planning and Zoning Board, through the special exception process set forth in Section 118-97, is authorized to evaluate proposed uses on a case-by-case basis and to ensure that such uses meet established compatibility and impact criteria; and

**WHEREAS**, the City Commission finds that a narrow and limited list of special exception uses, without the ability to consider functionally similar uses, may result in unnecessary regulatory rigidity and limit appropriate economic development opportunities; and

**WHEREAS**, in light of adding more flexibility with special exception uses within the I-1 and I-2 zoning district, it is necessary to clarify prohibited uses in order to not unintentionally allow uses that are unintended; and

**WHEREAS**, the proposed amendments are consistent with the goals, objectives, and policies of the City's Comprehensive Plan, including those related to economic development, land use compatibility, and efficient use of industrial lands; and

**WHEREAS**, the City Commission in good faith determines that this Ordinance is in the best interest of the City and its residents and promotes the health, safety and welfare of the public.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA, AS FOLLOWS:**

**SECTION 1. Recitals.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

**SECTION 2. Authority.** The City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

**SECTION 3. City Code Amendment. Chapter 118, Section 118-729 and Section 118-731 of the Winter Garden Code of Ordinances** is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

**Sec. 118-729. – Special exceptions.**

In the I-1 light industrial and warehousing district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Freight handling and transportation terminals.
- (2) Planned industrial developments including office and business parks.
- (3) Commercial uses which are deemed compatible with the principal uses in this zone.
- (4) Body art establishments.
- (5) Other uses which the Planning and Zoning Board determines are of the type and intensity of activity similar to and/or compatible with the permitted uses in the I-1 district.
- (6) Any otherwise permitted use that is proposed to consume more than 50 equivalent residential units (ERUs) of potable water.

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**Sec. 118-731. - Prohibited uses and structures.**

In the I-1 light industrial and warehousing district, the uses and structures prohibited are as follows:

- (1) Residential uses, except as provided under [section 118-728](#) for permitted accessory structures and uses.
- (2) Motels, hotels, roominghouses.
- (3) Outside storage, except for wholesale automobile or farm equipment. Any motor vehicles stored outside must be in operating condition at all times.

(4) All uses not specifically or provisionally permitted in this division or any use not in keeping with the industrial character of the district.

(5) Concrete, block, and asphalt plants including batch plants.

(6) Automobile junkyards, scrap yards, and salvage yards.

(7) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if not a specific use prohibited by this section and approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.

(8) Storage or manufacturing of liquefied petroleum products and petrochemical products.

(9) The separation, grinding, manufacturing or recycling of plastics.

(10) Manufacturing of chemical products, liquid fertilizer, corrosive acid and explosives.

(11) Electric power generation plants and nuclear reactors, including small modular reactors (SMRs).

**SECTION 4. City Code Amendment. Chapter 118, Section 118-773, 118-774 and 118-775 of the Winter Garden Code of Ordinances** is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

**Sec. 118-773. - Permitted accessory uses and structures.**

Permitted accessory uses and structures in the I-2 general industrial district are as follows:

(1) Offices clearly accessory to one or more principal uses.

(2) Retail sales of products manufactured, processed or stored upon the premises.

(3) Customary accessory uses of one or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the industrial character of the district.

(4) Dwelling unit for caretaker or watchman employed on the premises.

(5) ~~Outside display or storage; however, if any outside display or storage is approved the area shall have an opaque screen on all sides in order to avoid any deleterious impact on adjacent properties.~~

**Sec. 118-774. – Special exceptions.**

In the I-2 general industrial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Concrete, block, and asphalt plants including batch plants.
- (2) Bulk storage of chemical or petrochemical products.
- (3) Any structure higher than 40 feet.
- (4) Any outside display or storage. Any outside display or storage area shall have an opaque screen on all sides in order to avoid any deleterious impact on adjacent property.
- (5) Bulk storage of compressed gases or cryogenic materials.
- (6) Body art establishments.
- (7) Other uses which the Planning and Zoning Board determines are of the type and intensity of activity similar to and/or compatible with the permitted uses in the I-2 district.
- (8) Any otherwise permitted use that is proposed to consume more than 50 equivalent residential units (ERUs) of potable water.

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**Sec. 118-775. - Prohibited uses and structures.**

In the I-2 general industrial district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Motels, hotels, roominghouses.
- (3) All uses not specifically or provisionally permitted in this division; except as provided for under [section 118-774](#), any uses not in keeping with the industrial character of the district.
- (4) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions and any one or combination of these may be prohibited; however, any one of these uses may be permitted if not a specific use prohibited by this section and approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
- (5) The separation, grinding, manufacturing or recycling of plastics.
- (6) Manufacturing of chemical products, liquid fertilizer, corrosive acid and explosives.

(7) Electric power generation plants and nuclear reactors, including small modular reactors (SMRs).

**SECTION 5: Codification:** Sections 3 and 4 of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made

**SECTION 6: Conflicts:** In the event of a conflict or conflicts between this Ordinance and other Ordinances, this Ordinance controls to the extent of the conflict.

**SECTION 7: Severability:** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 8: Effective Date:** This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida.

**FIRST READING:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

\_\_\_\_\_  
John Rees, Mayor/Commissioner

ATTEST:

\_\_\_\_\_  
Ronisha Martin, City Clerk