



Minutes

City Commission

June 11, 2026 6:30 p.m.

Regular Meeting of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:30 PM 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 Attorney - A Kurt Ardaman
City Clerk - Ronisha Martin

1. Approval of Minutes

A. Regular Meeting Minutes – May 28, 2026

Motion by Commissioner Sharman to approve regular meeting minutes of May 28, 2026. Seconded by Commissioner Johnson and carried unanimously 5-0.

2. PRESENTATION

A. Oath of Office - New Police Officers

Police Chief Steve Graham introduced and administered the oath of office to new Police Officers Renan Lacerda, Ronald Satallante, Isabella Grogan and Victor Boothe.

B. Proclamation 26-10: Proclaiming Adams-Onís Treaty Chapter of the Daughters of the American Revolution (DAR) – America 250 Celebration was read and presented by Mayor Rees and the City Commission. Julie Butler thanked the Commission and shared that the Chapter is new to the area and will celebrate its sixth anniversary in July and looks forward to partnering with local organizations and giving back to the community.

3. FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCE

A. ORDINANCE 26-17: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 98, SECTION 98-192 TO CLARIFY THE

SETBACK REQUIREMENTS FOR DETACHED GARAGES IN THE HISTORIC DOWNTOWN DISTRICT OVERLAY; AMENDING CHAPTER 118, SECTIONS 118-263, 118-303, 118-348, 118-393, 118-453, 118-473, 118-487, 118-511, 118-513, 118-514, 118-518, 118-523, 118-858, 118-1064, AND 118-1090 TO ADD ACCESSORY DWELLING UNITS AS PERMITTED ACCESSORY USES IN THE R1-A, R-1, R-1B, R-2, R-4, R-5, R-NC, RNC-2, PUD, UVPUD, AND CAPUD ZONING DISTRICTS; AMENDING CHAPTER 118, SECTION 118-1310 RELATING TO ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES TO AMEND AND CLARIFY DEVELOPMENT REQUIREMENTS ACCESSORY STRUCTURES AND ACCESSORY BUILDINGS INCLUDING SPECIFIC PROVISIONS FOR DETACHED GARAGES, FRONT PORCHES, AND ACCESSORY DWELLING UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 26-17 by title only. Planning Director Kelly Carson stated that Ordinance 26-17 proposes amendments to Chapters 98 and 118 of the City's Code of Ordinances relating to accessory structures, detached garages, front porches, and accessory dwelling units (ADUs). She explained that the ordinance would expand ADUs as a permitted accessory use in most residential zoning districts and establish standards for their location, size, height, parking, architectural design, and occupancy. Ms. Carson noted that ADUs would be limited to one per homesteaded single-family residential lot, could not be sold separately or used as short-term rentals, and are intended to provide additional housing opportunities while preserving neighborhood character. She added that detached garages would be required to be located behind the principal structure and comply with new setback standards that align with the Historic District Overlay requirements. Staff recommended approval.

There were discussions regarding the purpose and impact of the proposed accessory dwelling unit (ADU) regulations. Ms. Carson explained that the ordinance originated from efforts to address inconsistencies between detached garage regulations and Historic District Overlay requirements and evolved into a broader review of accessory structure regulations, including ADUs. Concerns were raised related to increased residential density in single-family neighborhoods, parking requirements, lot coverage limitations, and rental use of ADUs. Discussion also addressed the potential benefits of ADUs in providing affordable housing opportunities, supporting multigenerational living arrangements, and allowing residents to age in place. Ms. Carson clarified that ADUs would remain subject to existing lot coverage standards, require additional off-street parking, and be permitted only on homesteaded properties.

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

Motion by Commissioner Sharman to approve Ordinances 26-17 with second reading and public hearing June 25, 2026. Seconded by Commissioner Bennett and carried unanimously 5-0.

4. REGULAR BUSINESS

- A. **RESOLUTION 26-06:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, ADOPTING A POLICY GOVERNING THE ISSUANCE OF TEMPORARY USE PERMITS FOR THE TEMPORARY OUTDOOR SALE OF FIREWORKS WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Resolution 26-06 by title only. Planning Director Kelly Carson stated that Resolution 26-06 establishes a formal City policy governing the issuance of Temporary Use Permits (TUPs) for the temporary outdoor sale of fireworks. She explained that the policy is intended to ensure compliance with Florida law while providing a clear and consistent process for reviewing and allocating permits. Ms. Carson noted that the City may approve up to three fireworks vendors and issue a maximum of six permits per fiscal year, with no more than three permits issued for each seasonal sales period. She further explained that vendors would be selected on a first-come, first-served basis and would be required to comply with all applicable City code, fire safety, and code enforcement requirements. The policy also establishes application procedures and clarifies that approvals are non-renewable and do not create vested rights to future permits. Staff recommended approval.

There were discussions regarding the number of fireworks tents permitted within the City. Ms. Carson stated that three tents operated during the previous New Year's season and clarified that the proposed policy is consistent with past practices and state law. The policy limits vendors to one location per holiday season and establishes a first-come, first-served permit process.

Motion by Commissioner Sharman to approve Resolution 26-06. Seconded by Commissioner Jones and carried unanimously 5-0.

- B. Recommendation to approve Back to School Bash Special Event Newton Park/Farnsworth Pool on Saturday, August 1, 2026 from 10:00 a.m. to 2:00 p.m.

Planning Director Kelly Carson stated that the 2026 Back-to-School Bash is scheduled for August 1, 2026, at Newton Park and Farnsworth Pool and will include family activities, pool activities, and the distribution of school supplies.

There was discussion regarding attendance; it was noted that the event was well attended in previous years and is open to all area students and families.

Motion by Commissioner Jones to approve Back to School Bash SPECIAL EVENT-Newton Park/Farnsworth Pool on Saturday, August 1, 2026 from 10:00 a.m. to 2:00 p.m. Seconded by Commissioner Johnson and carried unanimously 5-0.

5. **Matters From Public** -There were no items.

6. **Matters From City Attorney**

City Attorney Kurt Ardaman provided an update regarding a recently filed legal challenge to a proposed constitutional amendment related to property tax. He explained that the lawsuit alleges the ballot title is misleading and does not accurately reflect the substance of the resolution. Mr. Ardaman noted that the challenge was filed by a nonprofit organization and that additional individuals and local governments may join the effort. He further advised that the Attorney General may revise the ballot language but is not required to do so. It was noted that, if approved by voters, the amendment could significantly affect local government revenues, operations, programs, and services throughout Florida.

7. Matters From City Manager - Jon C. Williams

City Manager Jon C. Williams provided an update regarding the potential fiscal impacts of the proposed homestead exemption constitutional amendment. He reported that the amendment could significantly reduce property tax revenues, with projected deficits increasing to approximately \$7.4 million under the proposed \$150,000 exemption and \$10.7 million under the proposed \$250,000 exemption. Mr. Williams noted that staff is evaluating options to address potential revenue losses, including the reduction of non-core services, implementation of additional user fees, and other revenue-generating measures. He emphasized that staff will continue to analyze the impacts and provide recommendations as additional information becomes available.

Mr. Williams also announced that the City of Winter Garden Fire Department earned an ISO Class 1 Protection Rating, placing the department among the top 1% of rated fire departments nationwide. Additional announcements included the City's partnership with DNA Collective, the release of the 2026 event season schedule, the Garden Theatre's Summer Flicks program, and the upcoming Juneteenth Community Celebration on June 20, 2026, at Charlie Mae Wilder Park from 10:00 a.m. to 1:00 p.m.

8. Matters From Mayor and Commissioners

Commissioner Bennett thanked City staff for their hard work and dedication, noting that their efforts help the Commission and the City operate effectively. She also expressed appreciation for the service of the City's first responders.

Commissioner Jones thanked City staff for their continued efforts and congratulated the Fire Department on achieving an ISO Class 1 Protection Rating.

Commissioner Johnson echoed appreciation for City staff, first responders, and the Fire Department, recognizing their hard work, sacrifices, and recent accomplishments.

Commissioner Sharman spoke of ongoing traffic concerns along Marsh Road and stated that he would continue exploring potential solutions. He also remarked that he does not intend to run for Mayor at this time.

Mayor Rees congratulated the Fire Department on its achievement, expressed appreciation to City staff for their continued efforts, and stated that he looked forward to the upcoming Juneteenth Community Celebration.

9. Adjourn

The meeting adjourned at 7:15 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
City Clerk Ronisha Martin