



Minutes

City Commission

June 25, 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
Assistant City Attorney - Dan Langley
City Clerk - Ronisha Martin

1. Approval of Minutes

A. **Regular Meeting Minutes – June 11, 2026**

Motion by Commissioner Bennett to approve regular meeting minutes of June 11, 2026. Seconded by Commissioner Sharman and carried unanimously 5-0.

2. PRESENTATION

A. **Florida League of Cities** — Tyler Denahan, Account Executive with the Florida League of Cities, presented Mayor John Rees with the John Land Years of Service Award in recognition of his thirty years of elected service to the City of Winter Garden. Mr. Denahan highlighted the League's mission of supporting Florida's municipalities and then read a resolution commending the Mayor for his dedication, leadership, and longstanding service to the community.

3. SECOND 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

Assistant City Attorney Dan Langley read Ordinance 26-17 by title only. Planning Director Kelly Carson stated that Ordinance 26-17 proposes updates to the City's code requirements related to accessory structures and buildings, including detached garages, front porches, and accessory dwelling units (ADUs). She explained that the ordinance establishes consistent development standards for the location, size, height, parking, architectural design, and occupancy of ADUs. She further noted that ADUs would be permitted only on homesteaded single-family residential properties, limited to one ADU per property, and would not be permitted for separate sale or short-term rental. Ms. Carson also stated that the ordinance reorganizes the City's accessory structure regulations, establishes development standards for detached garages, and aligns the requirements with the Historic District Overlay standards. Staff recommended approval.

Mayor Rees opened the public hearing.

Tami Dacey, a Winter Garden resident, spoke in support of the ordinance. She stated that ADUs would provide needed housing options for families caring for adult children with disabilities, aging parents, and multigenerational households. She added that the proposed ordinance would allow loved ones to remain close to their families while providing independence and privacy.

Mayor Rees, hearing and seeing no other requests for public comment, closed the public hearing.

Motion by Commissioner Bennett to approve Ordinances 26-17. Seconded by Commissioner Jones and Johnson simultaneously and carried unanimously 5-0

4. REGULAR BUSINESS

- A. Recommendation to approve Temporary Construction Yard License Agreement with WGH Properties, LLC to allow use of properties for construction activities at 8 North Highland Ave

Mayor Rees stated that this item would continue to the next meeting date. Assistant City Manager for Public Services Steve Pash clarified that the item would be returned for a different property. He noted that the contractor would relocate to the new parking lot at Lumen, where a limited number of parking spaces would be available for vehicles, and that no staging would occur at the Police Department.

- B. Recommendation to Piggyback City of Orlando Contract with Waste Management, Inc. of Florida for processing and disposal of waste

Mayor Rees stated that this item would continue to the next meeting date.

C. Recommendation to approve lien reduction and removal of Code Enforcement liens for 249 Center Street

Assistant City Manager for Public Services Steve Pash stated that the request is to reduce code enforcement liens on the property located at 249 Center Street. He explained that the liens resulted from the condemnation and demolition of a dilapidated structure in 2014 and multiple mowing violations in 2015 and 2016. Mr. Pash further noted that the property was purchased through a tax deed, has since been maintained, and is under contract for the development of affordable housing. Staff recommended reducing the lien from \$24,739.85 to \$9,000, if paid by July 31, 2026, to recover the City's costs associated with the enforcement actions.

Motion by Commissioner Johnson to approve lien reduction and removal of Code Enforcement liens for 249 Center Street. Seconded by Commissioner Jones and carried unanimously 5-0.

D. Recommendation to approve lien reduction and removal of Code Enforcement liens for 281 Center Street

Assistant City Manager for Public Services Steve Pash stated that the request is to reduce the code enforcement liens on the property located at 281 Center Street. He explained that the liens resulted from the demolition of a condemned structure and mowing violations. He further noted that the property is under contract for affordable housing. Staff recommended reducing the lien from \$18,082.56 to \$6,000 if paid by July 31, 2026.

Mayor Rees remarked that he hoped the affordable housing would benefit a qualified Winter Garden resident.

Motion by Commissioner Johnson to approve lien reduction and removal of Code Enforcement liens for 281 Center Street. Seconded by Commissioner Bennett and carried unanimously 5-0.

E. BOARD APPOINTMENTS: Architectural Review & Historic Preservation Board

Planning Director Kelly Carson stated that a vacancy had occurred on the Architectural Review and Historic Preservation Board following the resignation of board member Ryan Hinricher. She explained that the vacant seat must be filled by a commercial property owner within the Historic District and noted that Adrian Galvan was the only applicant who met the required qualification. Staff recommended appointing Mr. Galvan to the board.

Motion by Commissioner Sharman to appoint Adrian Galvan to the Architectural Review and Historic Preservation Board. Seconded by Commissioner Johnson and carried unanimously 5-0.

F. BOARD APPOINTMENTS: Election Canvassing Board

City Clerk Ronisha Martin stated that this item is for the annual appointment of four members to the Election Canvassing Board as required by the City Charter. She explained that the next General Election is scheduled for March 9, 2027, and

that the Charter requires the appointments to be made by July 1 of the year preceding the election for a one-year term. She further noted that, as there was no election in 2025, all four current members had expressed a desire to remain on the Board for the 2027 General Election. Staff recommended appointing two regular members and two alternate members to the Election Canvassing Board for a one-year term.

Motion by Commissioner Bennett to re-appoint Danykqua L. Faulk (Regular Member), Martha Lee Lombardy (Regular Member), Char F. Jordan (First Alternate), Martin Jacoby (Second Alternate) to the Election Canvassing Board. Seconded by Commissioner Sharman and carried unanimously 5-0.

5. Matters From Public

Sarah Wolf, a Winter Garden Resident, expressed concerns regarding the proposed property tax amendment and its potential long-term impact on City services. She requested that the City provide additional public education, including workshops and informational forums, to help residents understand the potential impacts of the amendment.

Mayor Rees responded that the City would continue providing information to the public, noting that the issue would have a significant impact on municipalities.

6. Matters From City Attorney – There were no items

7. Matters From City Manager

City Manager Jon C. Williams stated that House Bill 803 becomes effective July 1, 2026, and outlined changes to building permit and inspection requirements, including permit exemptions, revised fee structures, expanded use of private providers, and statewide uniform permit applications. He explained that the changes are expected to increase workload, reduce revenue, and require policy updates. Mr. Williams then requested approval for a minor departmental reorganization to transfer Code Enforcement to the Building Department and to authorize engineering inspectors to assist with inspections under the new permit exemptions. He noted that the reorganization would improve response times and provide a single point of contact.

Motion by Commissioner Sharman to approve proposed departmental reorganization, transferring Code Enforcement to Building Department and authorizing engineering inspectors to assist with inspections. Seconded by Commissioner Johnson and carried unanimously 5-0.

Mr. Williams further stated that the City's September budget hearings could not be scheduled on the same dates as the budget hearings of Orange County Public Schools or the Orange County Board of commissioners. He noted that four proposed dates were provided for consideration and requested that Commissioners provide feedback on any scheduling conflicts before the item was returned for formal approval. He also spoke of the upcoming Fourth of July festivities, including the All-American Kids Parade and fireworks, wished everyone a Happy Fourth of July, and congratulated the mayor on receiving the 30 Years of Service Award.

8. Matters From Mayor and Commissioners

Commissioner Sharman spoke of last month's AdventHealth Day of Prayer and emphasized the importance of being fully present. He then discussed the potential impacts of the proposed property tax amendment and suggested the Commission consider moving forward with the fire assessment fee, with the intent of rescinding it if the proposed constitutional amendment does not pass. He proposed directing staff to review all available revenue options, including fire assessment, and to take the necessary steps to preserve the City's ability to implement the assessment.

Discussion ensued regarding the need for a future resolution to preserve the City's ability to levy a fire assessment, ensure a reliable funding source for public safety services, educate residents on the potential impacts of the proposed constitutional amendment, evaluate additional revenue options to address potential funding shortfalls, and maintain the City's current level of fire protection. It was further noted that the intent would be to rescind the fire assessment if the proposed constitutional amendment does not pass.

Motion By Commissioner Sharman to direct staff to review all available revenue options, including fire assessment, and take all necessary steps to preserve the City's ability to implement it, with the intent of rescinding it if the proposed constitutional amendment does not pass. Seconded Commissioners Bennett and Johnson simultaneously and carried unanimously 5-0.

He also spoke of Pride, Faith and Family Month and Juneteenth, and commended Ms. Wilder for exemplifying qualities of faith, gratitude, humility, and inspiration. He also remarked on her energy and resilience during the event.

Commissioner Johnson thanked staff for their continued dedication to the community, commended the Juneteenth celebration, and congratulated the Mayor on his thirty years of service, recognizing his humility and commitment to serving the community.

Commissioner Jones thanked staff, first responders, and the Fire Department for their continued service. She emphasized the importance of educating residents on the potential impacts of the proposed property tax amendment and maintaining the City's level of public safety services. Commissioner Jones further commended the Juneteenth celebration, acknowledged Ms. Wilder, and expressed appreciation for the upcoming Fourth of July festivities.

Commissioner Bennett thanked staff, first responders, and City departments for the continued service and dedication to the community. She also recognized their efforts in

supporting recent and upcoming events, including Juneteenth and the Fourth of July celebration, and thanked the Mayor for his leadership and service to the City.

Mayor Rees commended staff, the Police and Fire Departments, and all those involved in the successful Juneteenth celebration. He also thanked them for their continued service and preparations for the upcoming Fourth of July festivities and expressed appreciation for the community and those who serve.

9. Adjourn

The meeting was adjourned at 7:06 p.m.

ATTEST:

/S/
City Clerk Ronisha Martin

APPROVED:

/S/
Mayor John Rees