



**CITY COMMISSION
AGENDA
City Hall Commission Chambers
300 W. Plant Street
Winter Garden, Florida**

**Budget Hearings &
Regular Meeting**

September 15, 2026

6:30 PM

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

**1. FIRST READING AND PUBLIC HEARING TO ADOPT PROPOSED BUDGETS
AND MILLAGE RATE FOR FISCAL YEAR 2026/2027**

- A. **ORDINANCE 26-18**: AN ORDINANCE LEVYING TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027
- B. **ORDINANCE 26-19**: AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027
- C. **ORDINANCE 26-20**: AN ORDINANCE APPROPRIATING AND ALLOCATING ALL REVENUE AND FUNDS OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE CITY OF WINTER GARDEN, FLORIDA, FOR THE TAX YEAR BEGINNING ON OCTOBER 1, 2026, AND ENDING ON SEPTEMBER 30, 2027
- D. **ORDINANCE 26-21**: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, AUTHORIZING THE APPROPRIATIONS OF CITY FUNDS FOR FISCAL YEAR 2026-27 IN ACCORDANCE WITH ARTICLE 3 SECTION 30 (5) OF THE CITY CHARTER OF THE CITY OF WINTER GARDEN, FLORIDA, AND FLORIDA STATUTE 166.241 FOR THE PURPOSE OF FULFILLING THE FINANCIAL OBLIGATIONS OF THE CITY – **Finance Director Zielonka**

All with second reading and public hearings September 29, 2026

REGULAR MEETING

2. Approval of Minutes

- A. Budget Workshop & Regular Meeting Minutes - August 27, 2026

3. FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

- A. **ORDINANCE 26-25:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 114, CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 114-38 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE – **Second reading and public hearing September 29, 2026 – Planning Director Carson**
- B. **ORDINANCE 26-27:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.30 ± ACRES LOCATED AT 1221, 1233, AND 1281 BEULAH ROAD, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE, 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
- C. **ORDINANCE 26-28:** 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 1.47 ± ACRES LOCATED AT 1221, 1233, AND 1281 BEULAH ROAD, AND 921 PALM AVENUE, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE, FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL AND CITY LOW DENSITY RESIDENTIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- D. **ORDINANCE 26-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 2.11 +/- ACRES OF LAND GENERALLY LOCATED AT 882 MAGNOLIA STREET; 1211, 1221, 1233, AND 1281 BEULAH ROAD; AND 921 PALM AVENUE, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE; FROM CITY C-2 (ARTERIAL COMMERCIAL DISTRICT), CITY R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT), AND ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT), TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE MAGNOLIA COMMERCIAL DEVELOPMENT PCD; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE – **Second reading and public hearing September 29, 2026 – Planning Director Carson**

4. REGULAR BUSINESS

- A. Recommendation to approve **SPECIAL EVENT** – Annual Oktoberfest by the Crooked Can Brewery (Plant Street Market) - October 23, 24 and 25, 2026 – with street closure and subject to conditions – **Planning Director Carson**
- B. Recommendation to approve **SPECIAL EVENT** for the Rotary Club of Winter Garden - Rotary Club Poker Tournament - Friday, November 13, 2026, 2:00 p.m. to 1:00 a.m. at Tanner Hall and waive permit fee of **\$1,000** - **Planning Director Carson**

- C. BOARD APPOINTMENT: **General Employees' Pension Board** – City Clerk Martin
- D. BOARD APPOINTMENT: **Police & Firefighters' Pension Board** – City Clerk Martin

- 5. **Matters From Public - (Limited to 3 minutes per speaker)**
- 6. **Matters From City Attorney - A. Kurt Ardaman**
- 7. **Matters From City Manager - Jon C. Williams**
- 8. **Matters From Mayor and Commissioners**
- 9. **ADJOURN to Regular Meeting on Tuesday, September 29, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.**

NOTICES:

In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Winter Garden does not prepare or provide such record.

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolutions 15-04 and 16-02)

Pursuant to Florida Statutes 282.601, 286.603, and the Americans with Disabilities Act (ADA), the City of Winter Garden makes every effort to ensure that those with disabilities have access to electronic information provided to the public, except when compliance with those sections impose an undue burden on the agency. In the event of difficulty accessing this publicly provided information, please contact the City Clerk's Office at (407) 656-4111, Ext. 6327, for assistance.



Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 Ext 6327.



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 Ext. 5455.