



City Commission
Regular Meeting Minutes
May 22, 2025

Regular Meeting of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:30 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 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 Angela J. Grimmage

1. Approval of Minutes

A. Regular Meeting Minutes – May 8, 2025

Motion by Commissioner Sharman to approve regular meeting minutes of May 8, 2025. Seconded by Commissioner Bennett and carried unanimously 5-0.

2. Second Reading and Public Hearing of Proposed Ordinances

A. **ORDINANCE 25-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, ADDING POLICY 1-1.2.19 AND POLICY 1-1.2.20 OF THE FUTURE LAND USE ELEMENT OF THE WINTER GARDEN COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-04 by title only. Planning Director Kelly Carson noted that her presentation would cover Ordinances 25-04, 25-05, and 25-06. She indicated that the City has worked closely with residents of the Historic East Winter Garden Neighborhood for years in an effort to help bring the community's vision to life. She described the history of the East Winter Garden plan and its road map for the community's development. Furthermore, Ms. Carson spoke of some of the "big ideas" slated in these efforts, such as increasing homeownership, and housing options, while preserving the neighborhoods' character. She described issues like the current future land use and zoning designation limitations for fully supporting the goal. Ms. Carson addressed the need for flexibility, affordable housing, adding future land use categories, community meetings, preservation of the neighborhood, and building wealth as some of the main topics. She noted that the staff believes Ordinances 25-04, 25-05, and 25-06 address these issues, and she recommended approval.

There was discussion on density, safeguards to keep buyers from buying up properties for profit only, gentrification safeguards, and detailed future oversight items to be sure the safeguards are met.

Mayor Rees opened the public hearing.

Dorrena B. Davis, on behalf of her mother, Joyce Brown, of 1681 East Bay Cove, Winter Garden, Florida, inquired whether the change from Low Density Residential to Residential Neighborhood would lead to commercial development or displacement of long-term residents. She also questioned the potential impact on property taxes and the potential for developers to build high- density housing.

Ms. Carson clarified that the area would remain residential and that the changes allow for limited density increases through a future zoning overlay with safeguards. She noted the goal is to support affordable housing for existing residents, not large-scale development or displacement.

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

Motion by Commissioner Johnson to adopt Ordinance 25-04. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. **ORDINANCE 25-05:** 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 100.5 ± ACRES GENERALLY LOCATED SOUTH OF E PLANT STREET, EAST OF 11TH STREET, WEST OF FLORIDA STATE ROAD 429, AND NORTH OF E MAPLE STREET FROM LOW DENSITY RESIDENTIAL AND RESIDENTIAL NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-05 by title only. Planning Director Kelly Carson stated that all information had been covered in the previous items' presentation. Staff recommended approval.

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

Motion by Commissioner Johnson to Adopt Ordinance 25-05. Seconded by Commissioner Jones and carried unanimously 5-0.

- C. **ORDINANCE 25-06:** 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 22.8 ± ACRES GENERALLY LOCATED SOUTH OF NORTH STREET, EAST OF 9TH STREET, WEST OF 11TH STREET, AND NORTH OF E MAPLE STREET FROM RESIDENTIAL NEIGHBORHOOD COMMERCIAL AND INSTITUTIONAL TO NEIGHBORHOOD MIXED-USE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-06 by title only. Planning Director Kelly Carson noted previously addressing this item and staff recommended approval.

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

Motion by Commissioner Johnson to Adopt Ordinance 25-06. Seconded by Commissioner Bennett and carried unanimously 5-0.

- D. **ORDINANCE 25-12:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE WINTER GARDEN COMPREHENSIVE PLAN BY ADDING A NEW PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-12 by title only. Planning Director Kelly Carson stated that this is a proposed amendment that would add a new property rights element to the City's comprehensive plan and is a requirement of the State of Florida. Ms. Carson noted some highlights of the ordinance as it relates to private property rights and the City's consideration of these rights in its decision-making. Staff recommended approval of Ordinance 25-12.

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

Motion by Commissioner Jones to Adopt Ordinance 25-12. Seconded by Commissioner Sharman and carried unanimously 5-0.

3. Regular Business

- A. Recommendation to approve and authorize Mayor to execute Traffic Enforcement Agreement with Bradford Creek Owners Association, Inc

Police Chief Steve Graham stated that residents of Bradford Creek wanted to authorize the Police Department to conduct traffic enforcement within the gated community. He noted that a state agreement was required to grant authority for enforcing civil traffic infractions. Police Chief Graham shared that the Homeowners

Association was concerned about vehicles blocking sidewalks and driveways. Staff recommended approval. Discussion ensued regarding the number of homes in the subdivision and there being confidence in the ability of the Police Department to assist in patrolling the area.

Motion by Commissioner Bennett to approve and authorize the Mayor to execute a traffic enforcement agreement with Bradford Creek Owners Association, Inc. Seconded by Commissioner Johnson and carried unanimously 5-0.

B. Recommendation to approve State Revolving Fund Loan Amendment 2 to Loan Agreement WW480102 to extend design period to August 15, 2025

City Engineer Jim Monahan stated that the City has a revolving loan for the Wastewater Treatment Plant design and upgrades. He noted that this requests an extension from the state to allow more time for design activities. Staff recommended approval. Discussion ensued about the August 15th date extension and if that would be enough time; it was emphasized that this was for the design only and the inclusion of any necessary changes.

Motion by Commissioner Bennett to approve the State Revolving Fund Loan Amendment 2 to Loan Agreement WW480102 to extend the design period to August 15, 2025. Seconded by Commissioner Sharman and carried unanimously 5-0.

C. Recommendation to approve special event Winter Garden Community Choir / Orlando Choral Society annual wine walk through downtown Winter Garden on Thursday, June 5, 2025

Planning Director Kelly Carson stated that the Winter Garden Community Choir along with the Orlando Choral Society requested approval to hold their annual wine walk through downtown Winter Garden. She noted the event date, time, and activities, and the use of the Pavilion for registration and pickup of the wine glasses. She noted that all wine tastings are within the merchant buildings and no alcohol is allowed outside. Staff recommended approval, subject to conditions. There was discussion on the performers coming out to Winter Garden.

Motion by Commissioner Bennett to approve a special event for the Winter Garden Community Choir along with the Orlando Choral Society's annual wine walk through downtown Winter Garden on Thursday, June 5, 2025, with road closure, and subject to conditions. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. Matters From Public

Norine Dworkin, VoxPopuli Winter Garden, expressed that she felt personal comments made by the Mayor at the last City Commission meeting should have been noted in the

meeting minutes.

Dorrena B. Davis, 1681 East Bay Cove, Winter Garden, Florida, inquired about the enforcement of parking on sidewalks and parking on driveways, noting the smaller easement areas in her community. Clarification was made that the issues earlier discussed related specifically to the Bradford Creek subdivision.

Ken Brown, 432 Newhearth Circle, Winter Garden, Florida, expressed concerns about Hearthglen Boulevard being used as a speeding shortcut through their neighborhood, noted past traffic studies in the area, and asked the City to address the issue.

At this point in the meeting, Mayor Rees recognized an attending Boy Scout, allowed him to address the City Commission, introduce himself, and share why he was attending.

5. Matters From City Attorney - A. Kurt Ardaman

City Attorney Kurt Ardaman brought the issue of sound equipment in the Garden Theatre to the attention of the City Commission. He noted that there are certain issues under the City Charter and offered advice that the City Commission allow the City Manager, up to his authorized authority, permission to address the issue.

Motion by Commissioner Sharman to authorize the City Manager to resolve any and all remaining matters related to the Garden Theatre, including any necessary expenditures within his authority. Seconded by Commissioner Bennett and carried unanimously 5-0.

6. Matters From City Manager - Jon C. Williams

City Manager Jon C. Williams requested approval of a five-year agreement with Kuducom to replace CenturyLink as the primary internet provider, offering faster fiber services, improved reliability with Spectrum as backup, and over \$60,000 in total savings. Staff recommended approval.

There was discussion about the improvement, the savings, how this all works, and a technical explanation was provided by Information Technology Director David Livingston, noting an available option in the event that one system goes down, there would be a backup. Also mentioned was the topic of Fiberoptics.

Motion by Commissioner Bennett to approve a five-year agreement with Kuducom as primary internet provider. Seconded by Commissioner Sharman and carried unanimously 5-0.

7. Matters From Mayor and Commissioners

Commissioner Bennett thanked the staff for all that they do. She noted that the City has had a lot of requests for traffic-calming. She voiced her appreciation to the new resident, Ken Brown, for bringing the traffic issue to the City Commission, noting her awareness of

issues in other areas, but not in his area, and she stated that we cannot address items if we do not know about them. Furthermore, Commissioner Bennett noted her surprise at finding out that one of the speed bumps cost \$15,000, and she expressed that traffic studies have to be done to be sure they are warranted and to be fair and equal. She noted that while some residents support measures like speed bumps, others dislike them, especially when placed near their homes. She surmised that despite the mixed opinions, a physical solution seems necessary to encourage compliance. Commissioner Bennett thanked Mr. Brown for coming.

Commissioner Jones spoke of some traffic concerns which are also noted in her district, mostly issues of people parking on sidewalks or blocking driveways, mostly during the holidays. She expressed that the City is always trying to look into those issues and address them to make our City better. Commissioner Jones shared her appreciation after attending the recent Police and Fire Department recognition ceremony, commending the professionalism and dedication of both teams. Commissioner Jones thanked City staff for all that they do.

Commissioner Johnson thanked the staff for their hard work. She voiced her appreciation to the residents who attended this meeting and are staying informed and sharing feedback. She emphasized that we are all better when working together.

Mayor Rees spoke of attending the Police and Fire Department award ceremony, shared his appreciation, and spoke of them, their families, their job, the mindset needed to do their job, and he praised both departments for their bravery. He also encouraged everyone to attend the upcoming Memorial Day Service, mentioned thoughts of our fallen soldiers, and remembered Theo Graham's past contributions to the foundation of this event and voiced the City's indebtedness to him for that effort. Furthermore, Mayor Rees recognized the Bloom and Grow Society event, the release of 60 Monarch butterflies and noted the Society's positive impact on the community.

8. Adjourn

The meeting adjourned at 7:05 p.m.

APPROVED:

/S/

Mayor John Rees

ATTEST:

/S/

City Clerk Angela J. Grimmage