City Commission and
Community Redevelopment Agency
REGULAR MEETING MINUTES

June 12, 2025

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:	**Also Present:**
Mayor John Rees	City Manager - Jon C. Williams
Commissioner District 2 - Iliana R. Jones	City Attorney - Dan Langley
Commissioner District 3 - Chloe Johnson	City Clerk - Angela J. Grimmage

Absent:
Commissioner District 1 - Lisa L. Bennett
Commissioner District 4 - Colin Sharman

1. Approval of Minutes

A. Regular Meeting Minutes - May 22, 2025

Motion by Commissioner Johnson to approve the regular meeting minutes of May 22, 2025, as submitted. Seconded by Commissioner Jones and carried unanimously 3-0.

2. First Reading and Public Hearing of Proposed Ordinances

A. **Ordinance 25-15:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 110-60 GOVERNING EXPEDITED PROCESS FOR ISSUING BUILDING PERMITS IN ACCORDANCE WITH SECTION 177.073, FLORIDA STATUTES; CREATING SECTION 110-126 ESTABLISHING A REGISTRY OF QUALIFIED CONTRACTORS TO ASSIST THE CITY IN EXPEDITING REVIEW OF PRELIMINARY PLAT APPLICATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinance 25-15 by title only. Planning Director Kelly Carson stated that this ordinance would amend City of Winter Garden Code Section 110-60 governing the expedited process for issuing building permits in accordance with section 177.073 of the Florida Statutes. The new section would stipulate that building permits for residential properties be submitted before the final plat is recorded, if the applicant meets certain conditions. She noted that the purpose of this ordinance is to align the City's code with Florida Statutes. Staff recommended approval.

There was discussion on the preliminary plat and potential changes made between the preliminary and the final plat.

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

Motion by Commissioner Johnson to approve Ordinance 25-15 with the second reading and public hearing being scheduled for June 26, 2025. Seconded by Commissioner Jones and carried unanimously 3-0.

B. **Ordinance 25-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.20 ± ACRES LOCATED AT 522 SOUTH WOODLAND STREET, WEST OF SOUTH WOODLAND STREET, EAST OF SOUTH MAIN STREET, NORTH OF EAST STORY ROAD, AND SOUTH OF EAST VINING STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinance 25-16 by title only. Planning Director Kelly Carson stated that the applicant is requesting to rezone the property located at 522 South Woodland Street, from R-2 (Residential District) to R-NC (Residential Neighborhood Commercial) District. She noted that R-NC is zoning consistent with the property's Future Land Use designation of R-NC (Residential Neighborhood Commercial) as well as the policies contained within the City's Comprehensive Plan. Furthermore, Ms. Carson said that this change would bring the property into compliance with the City's current comprehensive plan. Additionally, Ms. Carson described the property owner's plans to apply for a special exception permit, noted their proposed plans to build on the site, described concerns relating to parking issues, and spoke of the possibilities of placing conditions on the property to ensure that any parking issues would be addressed. Staff recommended approval.

There was discussion on there being no voiced concerns from the nearby neighbors regarding this rezoning.

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

Motion by Commissioner Jones to approve Ordinance 25-16 with the second reading and public hearing being scheduled for June 26, 2025. Seconded by

Commissioner Johnson and carried unanimously 3-0.

C. **<u>Ordinance 25-17</u>:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER A PORTION OF LOTS 19 AND 20 OF WINTER GARDEN COMMERCE CENTER, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 133 AND 134 OF THE PUBLIC RECORDS OF ORANGE COUNTY (LOCATED AT 620 & 630 GARDEN COMMERCE PARKWAY) OWNED BY WG6 HOLDINGS, LLC AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING

City Attorney Dan Langley read Ordinance 25-17 by title only. Planning Director Kelly Carson stated that this is a request to vacate a portion of the drainage and utility easement for property located at 620 and 630 Garden Commerce Parkway. She noted that one of the properties has been developed with an office warehouse building and the other property is undeveloped but has recently received site plan approval from the City Commission to construct another office warehouse building. Furthermore, Ms. Carson noted that the applicant is requesting to vacate the existing easement between the two properties to combine the lot and build over those two properties. Staff reviewed the application and recommended approval.

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

Motion by Commissioner Jones to approve Ordinance 25-17 with the second reading and public hearing being scheduled for June 26, 2025. Seconded by Commissioner Johnson and carried unanimously 3-0.

3. Regular Business

A. <u>Recommendation to waive permit fees and approve the City to cover permit fees associated with construction of the new Boys and Girls Club located at 459 Ninth Street in the amount of $83,180.25</u>

Assistant City Manager for Public Services Stephen Pash reminded everyone that the City has been working with the Boys and Girls Club in an effort to have a facility built on Ninth Street. He stated that the developer for this effort has requested a partnership with the City in covering the permit fees, which include impact fees, state surcharges, and permit fees, totaling $83,180.25. Staff recommended approval.

There was discussion on the project moving forward, and the plans being all ready for issue.

Motion by Commissioner Johnson to approve waiving permit fees and approve

the City to cover permit fees associated with construction of the new Boys and Girls Club located at 459 Ninth Street in the amount of $83,180.25. Seconded by Commissioner Jones and carried unanimously 3-0.

B. Recommendation to approve Non-Exclusive Franchise Agreement and Non-Exclusive Franchise Indemnity and Hold Harmless Letter of Credit Draw Agreement and authorize City Manager to sign both agreements

Assistant City Manager for Public Services Stephen Pash stated that staff has been meeting with a local Stoneybrook West resident interested in opening a private recycling company to start collecting the City recycling material. The City is requesting they enter into a Non-Exclusive Franchise Indemnity and a Hold Harmless Letter of Credit Draw Agreement. The franchise agreement would allow operation within the City as well as allow other businesses to operate. Mr. Pash described the hold-harmless agreement, how it allows the business to operate within the City, but would hold the City harmless, should there be any claims. It also requires a $50,000 Letter of Credit once they start operating on public streets. Mr. Pash furthermore described the business, its start within the community of Stoneybrook, bins to be used, and associated fees. He also mentioned that they must follow Florida Department of Transportation (FDOT) and Florida Department of Environmental Protection (FDEP) requirements. Staff recommended approval.

There was discussion on the items to be collected and Robert L. Montgomery, Jr., owner of the Plant Street Recycling, LLC company, was recognized to address the City Commission and answer related questions. He stated that they would be taking aluminum cans, paper, paper boards, glass and plastic. Commissioner Jones wished them good success in this effort so that this service could be brought Citywide. Commissioner Johnson inquired if community meetings would be held for resident awareness. Mr. Montgomery responded by describing the efforts of starting in a local neighborhood and then growth and expansion across the City.

Mayor Rees inquired if they anticipated rapid expansion. Mr. Montgomery responded, yes, and explained a 20-to-30-month plan, which relates to public demand. Mayor Rees noted that we all want to get back to recycling and recognized City Attorney Dan Langley to address any issues or concerns regarding liability. City Attorney Dan Langley indicated that he drafted the agreements contained within the agenda packet and feels satisfied with them. He also noted that this is a private company which is not working on behalf of the City.

Motion by Commissioner Johnson to approve a Non-Exclusive Franchise Agreement and Non-Exclusive Franchise Indemnity and Hold Harmless Letter of Credit Draw Agreement and authorize the City Manager to sign both agreements. Seconded by

Commissioner Jones and carried unanimously 3-0.

C. Recommendation to approve Downtown Parking Fee Agreement (160 East Plant Street)

Planning Director Kelly Carson stated that the applicant is redeveloping the property at 160 East Plant Street for use as Parlor Doughnuts. She stated that the building renovations and minor site plan for the property have received the required approvals from the Architecture Review and Historic Preservation Board and the Development Review Committee. Furthermore, Ms. Carson noted that the proposed project is deficient in the required parking and the applicant is requesting to enter into an agreement with the City to offset the parking deficiency. Ms. Carson noted that the applicant has agreed to pay into the City's downtown parking fund, a total of $15,000, and that the businesses' employees park in the City's underutilized parking spaces on busy days such as weekends. Staff recommended approval.

Motion by Commissioner Jones to approve the downtown parking fee agreement (160 East Plant Street). Seconded by Commissioner Johnson and carried unanimously 3-0.

D. Recommendation to approve Code Compliance and Settlement Agreement with Allister Rodgers in exchange for receiving an executed Right-of-Way, Sidewalk, Landscaping, and Utility Easement and a lump sum payment in the amount of $35,000

Planning Director Kelly Carson stated that on September 5, 2023, the City of Winter Garden's Code Enforcement Board imposed fines totaling $300.00 per day for ongoing violations located at Allister Rodgers' property located at 114 North Street, after which a lien was recorded on the property. She noted that although the violations were corrected, the fines went unpaid and reached an amount due of $167,200. Furthermore, Ms. Carson reminded that on February 13, 2025, the City Commission authorized the City Attorney to file and pursue foreclosure and/or collection actions against all non-homestead properties within Orange County owned by Mr. Rodgers to recoup the lien amount. Ms. Carson stated that, since then, the City has been working with Mr. Rodgers to try to avoid proceeding with the foreclosure. The City and Mr. Rodgers has reached a proposed agreement whereby the City would agree to release the lien and forgive the majority of the accrued fines as well as any other administrative and legal costs incurred by the City, provided that Mr. Rodgers pays the City a lump sum of $35,000 and execute an 8.5' wide right-of- way, sidewalk, landscaping, and utility easement over the west side of his property, located at 100 North Street. She noted that the easement is needed to complete the City's planned streetscape improvements for Tenth Street. Staff recommended approval.

Mayor Rees stated that he was glad that they could come to a resolution.

Motion by Commissioner Johnson to approve the Code Compliance and Settlement Agreement with Allister Rodgers in exchange for receiving an executed right-of- way, sidewalk, landscaping and utility easement, and a lump sum payment of $35,000. Seconded by Commissioner Jones and carried unanimously 3-0.

E. Recommendation to approve site plan for 210 & 214 South Dillard Street, subject to conditions

Planning Director Kelly Carson stated that the applicant is requesting site plan approval to permit the development of a mixed-use building comprised of commercial uses on the first floor and residential uses on the second floor. She described the building size, proposed use, and other improvements such as parking spaces, a dry pond, and landscaping. Furthermore, Ms. Carson noted that the development of the property is consistent with the City's Comprehensive Plan and the Planned Commercial Development (PCD) zoning requirements. Staff recommended approval, subject to conditions.

Motion by Commissioner Jones to approve the site plan for 210 and 214 South Dillard Street, subject to conditions. Seconded by Commissioner Johnson and carried unanimously 3-0.

F. Recommendation to authorize City Manager execute a Ground Lease Agreement between City of Winter Garden and Eight Waves Corporation located at 971 East Plant Street

Mayor Rees noted that this item would be postponed until the next meeting.

G. Recommendation to approve Sky Light Roofing for re-roof of Fire Station 22 located at 13521 Foxcrest Boulevard in the amount of $57,989

Facilities Operations Manager David Markland stated that this is a request to replace the Fire Station 22 roof utilizing the company Sky Light Roofing. Mr. Markland noted that this re-roof became necessary after the building's roof sustained damage. He noted replacement as necessary to restore the integrity of the structure. Furthermore, Mr. Markland noted the City's history of using this company for other projects. Staff recommended approval.

There was discussion and clarification on this roof being a shingle roof, but it was noted that they have provided a metal roof in the past for Tanner Hall.

Motion by Commissioner Johnson to approve Sky Light Roofing for the re-roofing of Fire Station 22, located at 13521 Foxcrest Boulevard, in the amount of $57,989. Seconded by Commissioner Jones and carried unanimously 3-0.

H. Recommendation to approve the special event for National Night Out, Tuesday, October 7, 2025, from 6:00 - 9:00 p.m. with street closure

Planning Director Kelly Carson stated that the Winter Garden Police Department has submitted an application to hold their annual community-building event that promotes police-community partnerships and awareness called National Night Out.

She noted that the event would be on Tuesday, October 7th and run from 6:00 p.m. until 9:00 pm. She indicated that citizens may attend the event to get to know the Winter Garden Police and Fire personnel and the plethora of jobs they perform. Ms. Carson noted the event location and street closure. Staff recommended approval.

Motion by Commissioner Jones to approve the special event for National Night Out on Tuesday, October 7, 2025, from 6:00-9:00 p.m., with street closure. Seconded by Commissioner Johnson and carried unanimously 3-0.

I. Recommendation to approve the special event for the Winter Garden Police Athletic League Donut Dash 5k run on Saturday, November 8, 2025, from 6:30 a.m. -11:00 a.m.

Planning Director Kelly Carson stated that this request is for the Winter Garden Police Athletic League's annual Donut Dash 5k run. She noted the event date, times, route, and limited street closure. Staff recommended approval.

Motion by Commissioner Johnson to approve the special event for the Winter Garden Police Athletic League's annual Donut Dash 5k run on Saturday, November 8, 2025, from 6:30 -11:00 a.m., with street closure. Seconded by Commissioner Jones and carried unanimously 3-0.

Dispensed as the City Commission and convened as the Community Redevelopment Agency at 6:54 p.m.

J. Recommendation to approve and authorize City Manager to engage and pay Youngblood Building Movers, Inc. for house relocation services in an amount not to exceed $80,000

This item was postponed until a date uncertain.

K. Recommendation to approve the Legacy Home Rehabilitation Program and authorize City Manager to execute a 1-year pilot Administration and Management Agreement between the City of Winter Garden CRA and Rebuilding Together Greater Florida (RGTFL)

Economic Development Director Marc Hutchinson stated that the agenda packet contained information on the Legacy Home Rehabilitation Program and Agreement. He acknowledged a proposed partner in the rehabilitation of homes in the East

Winter Garden Historic Neighborhood and noted that Chief Executive Officer (CEO) Jose Garcia and his team from Rebuilding Together Greater Florida (RGTFL) were present for remarks and any questions. Mr. Hutchinson noted that he would give highlights of the program and provide information on the Rebuild Together Greater Florida organization and their presence in Florida.

Mr. Hutchinson highlighted the program, spoke of partnering with Rebuilding Together Greater Florida, and described the launch of a one-year pilot program for completing four home repair projects. He noted long-term goals of improving 15-20 homes annually, rehab priorities, and $50,000 maximum zero-interest grant funding for each approved homeowner. Mr. Hutchinson described the resident eligibility requirements, noted the CRA boundary, eligible interior/exterior improvements, and explained the program's process. Furthermore, Mr. Hutchinson spoke of the third-party contractor, Rebuilding Together Greater Florida, sharing information about them as a national non-profit since 1988, their operation in Florida since 2000, the repair of homes, and revitalization of communities. He spoke of thousands of families that have been helped and impacted and played some testimonial videos.

After Mr. Hutchinson's PowerPoint presentation, Mr. Jose Garcia was recognized to address the City Commission.

Mr. Jose Garcia, CEO, of Rebuilding Together Greater Florida, stated that they are honored to be considered for this program and expressed that they are ready and prepared, have the team, and are based in Orlando. He invited everyone to get working with landscaping and exterior painting of the homes after they have completed the necessary repairs.

CRA Member Larry Cappleman noted discussions on this topic by the CRA Advisory Board regarding this opportunity to move forward with the East Winter Garden revitalization. He spoke of the one-year plan to rehabilitate the four dwellings and coming back quickly to the City Commission to move forward with others.

Motion by CRA Member Larry Cappleman to approve the Legacy Home Rehabilitation Program and authorize the City Manager to execute a 1-year pilot Administration and Management Agreement between the City of Winter Garden CRA and Rebuilding Together Greater Florida. Seconded by CRA Member Johnson and carried unanimously 4-0.

Adjourned as the Community Redevelopment Agency and reconvened as the City Commission at 7:12 p.m.

4. Matters From Public

Allison Painter, 393 N. Lakeview Avenue, Winter Garden, Florida, made funding inquiries directly to Mr. Jose Garcia of Rebuilding Together Greater Florida. Ms. Painter then inquired about the earlier mentioned $83,000 for the Boys & Girls Club, the downtown parking agreement location, whether the homes in agenda Item 3.E. were historical homes being torn down. Additionally, she voiced concerns about traffic and requested that North Lakeview be a one-way street.

Answers were provided to Ms. Painter regarding the Boys & Girls Club, noting their benefit to the community. Mayor Rees described the location of the downtown parking agreement, noted that the Item 3.E. homes were not on the historical register, and expressed that the police were actively trying to address traffic concerns.

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida, addressed concerns about the Mayor's April 24th comments, spoke of religious freedoms, rights, racism, healthcare, and about the pledge of allegiance.

5. Matters From City Attorney

City Attorney Dan Langley announced that the Florida Municipal Attorneys Association, which is affiliated with the Florida League of Cities, has determined it would award this year's Attorney of the Year Award to Kurt Ardaman. Mr. Langley said that this would be awarded at the annual seminar in July. He described the organization, noted its composition of approximately 800-900 municipal lawyers, and said that it is statewide.

6. Matters From City Manager

City Manager Jon C. Williams announced that Summer Flix in the garden had begun and provided some statistical data related to ticket sales for the shows. He also announced the upcoming Juneteenth event, noting its date, location and time.

7. Matters From Mayor and Commissioners

Commissioner Chloe Johnson thanked City staff, giving special thanks to the Police Department for their relationship-building efforts in the East Winter Garden community.

Commissioner Iliana R. Jones agreed with Commissioner Johnson's comments, and she thanked all first responders for all they do, and for their help in answering questions from the community. She also thanked the City staff.

Mayor John Rees shared that the City has lost an influential citizen in our community as he spoke of the late Jerry Chicone, Jr., and his impact relating to the Winter Garden Heritage Foundation and the City's clock tower. He asked everyone to keep Mr. Chicone's family in their prayers.

8. Adjourn - The meeting adjourned at 7:26 p.m.

ATTEST:	APPROVED:
_______/S/__________________	_______/S/___________________
City Clerk Angela J. Grimmage	Mayor John Rees