



City Commission
REGULAR MEETING MINUTES

July 10, 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:

Mayor John Rees
Commissioner District 1 - Lisa L. Bennett
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

Absent:

Commissioner District 2 - Iliana R. Jones

1. Approval of Minutes

A. Regular Meeting Minutes – June 26, 2025

Motion by Commissioner Johnson to approve the regular meeting minutes of June 26, 2025, as submitted. Seconded by Commissioner Sharman and carried unanimously 4-0.

2. First Reading and Public Hearing of Proposed Ordinances

A. **Ordinance 25-13:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 4.71 ± ACRES LOCATED AT 14451, 14423, 14411, 14375, and 14345 W. COLONIAL DRIVE GENERALLY LOCATED NORTH OF W. COLONIAL DRIVE, WEST OF HYDE PARK CIRCLE, AND SOUTH OF ROYAL VIEW CIRCLE FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-13 by title only. Planning Director Kelly Carson described the applicant's plan to rezone the property, noting its size, location, and future uses. She noted the demolition and rebuilding of one of the buildings, a masonry wall, and enhanced landscaping for the property. Furthermore, she noted staff working with the applicant to save as many of the existing live oaks as possible. Ms. Carson stated that the plans were consistent with the City's comprehensive plan, Code of Ordinances, and the West State Road 50 overlay

requirements. Staff recommended approval.

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

Motion by Commissioner Sharman to approve Ordinance 25-13 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

- B. **Ordinance 25-18:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, 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

City Attorney Kurt Ardaman read Ordinances 25-18, 25-19, and 25-20 by title only. Planning Director Kelly Carson informed of the applicant's request to annex, and she noted the property size and location. She informed of the future land use designation and rezoning. Ms. Carson described the existing as well as proposed buildings, uses, phases, and development over time. Furthermore, Ms. Carson noted that any new development would have to go through the City's site plan review before approval. Staff recommended approval.

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

City Attorney Ardaman recommended voting on each ordinance separately.

Motion by Commissioner Sharman to approve Ordinance 25-18 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

- C. **Ordinance 25-19:** 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 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-19 by title only. Planning Director Kelly Carson addressed this item earlier in the meeting.

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

Motion by Commissioner Bennett to approve Ordinance 25-19 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner Sharman and carried unanimously 4-0.

- D. **Ordinance 25-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY C-3 PROFESSIONAL OFFICE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-20 by title only. Planning Director Kelly Carson addressed this item earlier in the meeting.

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

Motion by Commissioner Johnson to approve Ordinance 25-20 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner Sharman and carried unanimously 4-0.

- E. **Ordinance 25-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-21 by title and an excerpt of the revenues and matching expenditures. Finance Director Laura Zielonka stated that this ordinance amends the current year budget to adjust for changes that have occurred throughout the fiscal year. She noted that Exhibit 1 contains amendments recommended by City staff. Discussion ensued on the very small adjustment for this year.

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

Motion by Commissioner Bennett to approve Ordinance 25-21 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner

Sharman and carried unanimously 4-0.

- F. **Ordinance 25-22**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 22-26 REVISING THE DEFINITION OF "SOLICITOR"; AMENDING SECTION 22-27 PROHIBITING CERTAIN ACTIONS OF SOLICITORS, AGENTS, OR PEDDLERS; AMENDING SECTION 22-30 GOVERNING REQUIREMENTS AND PROCEDURES FOR SOLICITOR PERMITS; AMENDING SECTION 22-34 RELATING TO EXEMPTIONS FROM SOLICITATION PERMITTING REQUIREMENTS FOR NONPROFIT ENTITIES; CREATING SECTION 22-35 ESTABLISHING A PROCEDURE FOR RESIDENTS TO OPT OUT OF SOLICITATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 25-22 by title only. Planning Director Kelly Carson stated that this is a City-initiated code amendment to revise several of the code regulations pertaining to solicitors and peddlers. She explained that some of the changes include revising the definition of solicitor to include those requesting charitable donations or conducting surveys for commercial purposes, while still allowing religious and political canvassing. Furthermore, Ms. Carson noted that the ordinance also includes expanding the list of prohibited activities, such as banning solicitations in the City's public right-of-way, updating the solicitor permitting process to require each individual solicitor applies separately and be at least 18 years of age, clarifying that non-profit organizations are required to obtain a solicitors permit and adhere to all solicitor rules, however, they can request a waiver of the permit fee. Ms. Carson indicated that a no-solicitation list would give residents and business owners the ability to opt out of having solicitors visit their property. She noted that the list would be managed by the Police Department and shared with all solicitors or permit holders. Furthermore, Ms. Carson explained the intent of the ordinance, which is to protect public safety, ensure accountability, and give community members more control over solicitations at their homes or places of business. Staff recommended approval.

There was discussion about the availability of the list being managed and accessible online, and that the driving factor of this ordinance was the residents and the merchants.

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

Motion by Commissioner Bennett to approve Ordinance 25-22 with the second reading and public hearing scheduled for July 24, 2025. Seconded by Commissioner Sharman and carried unanimously 4-0.

3. Regular Business

- A. Recommendation to approve the Back-to-School Bash special event at Zanders Park on Saturday, August 2, 2025, from 11:00 a.m. to 4:00 p.m.

Planning Director Kelly Carson stated that the City of Winter Garden is proposing to hold the annual Back-to-School Bash at Zanders Park on Saturday, August 2, 2025, and noted the event times, activities, road closures, and indicated that City staff assistance would be provided. Staff recommended approval.

Motion by Commissioner Johnson to approve the Back-to-School Bash special event at Zanders Park on Saturday, August 2, 2025, from 11:00 a.m. to 4:00 p.m. Seconded by Commissioner Sharman and carried unanimously 4-0.

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

5. **Matters From City Attorney - A. Kurt Ardaman** - There were no items.

6. **Matters From City Manager - Jon C. Williams** - There were no items.

7. **Matters From Mayor and Commissioners**

Commissioner Lisa L. Bennett expressed that the Fourth of July event was great as usual, and she thanked staff and first responders.

Commissioner Chloe Johnson expressed that she would continually thank City staff.

Commissioner Colin Sharman thanked the residents for attending the meeting and wished everyone a good night.

Mayor John Rees thanked City staff, noting their efforts at the Kids Parade. He also mentioned that there was a great article written in the Orlando Sentinel and indicated that the Fox 35 news channel did a great job showcasing the City and there was a lot of positive feedback.

8. ADJOURN

The meeting adjourned at 6:48 p.m.

APPROVED:

/S/

Mayor John Rees

ATTEST:

/S/

City Clerk Angela J. Grimmage