



**City Commission and
Community Redevelopment Agency
REGULAR MEETING MINUTES
December 11, 2025**

A **Regular Meeting** of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:32 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
City Attorney - A. Kurt Ardaman
City Clerk - Angela J. Grimage

1. Approval of Minutes

A. Regular Meeting Minutes — November 13, 2025

Motion by Commissioner Jones to approve the regular meeting minutes of November 13, 2025, as submitted. Seconded by Commissioner Johnson and carried unanimously 5-0.

2. First Reading and Public Hearing of Proposed Ordinance

A. ORDINANCE 26-05: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 74, "TRAFFIC AND VEHICLES," ARTICLE I, "IN GENERAL," TO REVISE SECTION 74-2 GOVERNING THE OPERATION OF BICYCLES AND OTHER WHEELED DEVICES, CREATING A NEW SECTION 74-5 REGULATING THE OPERATION OF ELECTRIC BICYCLES, AND RECODIFYING AND AMENDING SECTION 50-154 GOVERNING MOTORIZED SCOOTERS TO SECTION 74-6; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 26-05 by title only. Planning Director Kelly Carson stated that this amends Chapter 74 of the City of Winter Garden code of ordinances and establishes rules and regulation for the operation of electronic bicycles (e-bikes) and other wheeled devices used on streets, highways, and sidewalks within the City's jurisdiction. She noted that it addresses restrictions or prohibitions of these devices on bicycle paths, multiuse paths, and trail networks. Furthermore, Ms. Carson explained that the purpose of this ordinance is to enhance public health, safety, and welfare by regulating the operation of bicycles, electric bicycles, and motorized scooters to reduce conflicts and prevent fatalities or serious injuries resulting from unsafe use of wheeled devices within public right-of-way.

There was discussion on the speed, power, and modifications as related to the ability to alter these devices, a need for greater regulations at a federal level, with a focus on the age of the riders, classification of the devices, and future modifications to this ordinance. Staff recommends approval.

Mayor Rees opened the public hearing.

Angelia Taylor Dean, a resident of East Winter Garden, Florida, asked for information provided in the presentation, which staff noted they would provide.

Phil Baker, 125 W. Smith Street, Winter Garden, Florida, spoke of traffic, its reduction due to police presence, things he personally witnessed relating to the use of these devices by minors, and appropriate required identification.

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

Motion by Commissioner Bennett to approve Ordinance 26-05 with the second reading and public hearing being scheduled for January 8, 2026. Seconded by Commissioner Johnson and carried unanimously 5-0.

3. Second Reading and Public Hearing of Proposed Ordinances

- A. ORDINANCE 25-36: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE**

City Attorney Ardaman read Ordinance 25-36 by title only. Assistant City Manager of Public Services Stephen Pash stated that this ordinance amends Chapter 78 to increase water, wastewater, and irrigation impact fees. He noted that these fees were last updated in 2011. He surmised that they probably should have been increased on a yearly basis but noted this was not in the City code at that time. Furthermore, Mr. Pash stated that, as mentioned in the previous workshop, staff believe that this is an extraordinary circumstance with major cost increases, as seen with state mandates, and the substantial growth in the City. He also indicated that the state requires the City meet nutrient pollution reductions and build more facilities for reclaimed water. These fees would be used to help fund those projects. Staff recommended approval due to extraordinary circumstances.

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

Motion by Commissioner Jones to adopt Ordinance 25-36 due to extraordinary circumstances. Seconded by Commissioner Johnson and carried unanimously 5-0.

- B. ORDINANCE 25-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-37 by title only. Planning Director Kelly Carson described the applicant's plan to rezone the property and noted its location. She spoke of the property's zoning, future land use designation, proposed buildings, site improvements, parking, open spaces, and landscaping. Furthermore, Ms. Carson described the different buildings and their proposed uses, noting that they are consistent with the adjacent properties. Staff reviewed the application and recommended approval.

There was discussion on a traffic study's statement concerning an acceptable level regarding daily trips and traffic impact.

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

Motion by Commissioner Sharman to adopt Ordinance 25-37. Seconded by Commissioner Jones and carried unanimously 5-0.

- C. ORDINANCE 25-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-38 by title only. Planning Director Kelly Carson stated that Ordinance 25-38 would amend Chapter 118 of the City Code. It would add a new section for establishing regulations and procedures for certified recovery residences, including a process for including reasonable accommodations as required by Florida State law. 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 25-38. Seconded by Commissioner Sharman and carried unanimously 5-0.

- D. ORDINANCE 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 26-04 by title and an excerpt noting revenues with matching expenditures. Finance Director Zielonka stated that this is the second reading of this ordinance to carry forward prior year appropriations, budgeted for the last fiscal year, but not spent. She noted that this approval would allow the City to continue those projects. Staff recommended approval.

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

Motion by Commissioner Sharman to adopt Ordinance 26-04. Seconded by Commissioner Bennett and Johnson simultaneously and carried unanimously 5-0.

4. Regular Business

- A. Recommendation to approve hiring Process Control Services LLC to install a new VTScada System for the Palmetto Reuse Facilities in the amount of \$135,000

Assistant City Manager for Public Services Stephen Pash stated that this is a request to install the same VTScada system as used on all the City's lift stations and water plants. He named the location, spoke of success with these systems, and noted the included upgrades. Staff recommended approval.

There was discussion related to the hundreds of calls received that went down to zero.

Motion by Commissioner Sharman to approve hiring Process Control Services LLC to install the new VTScada System for the Palmetto Reuse Facilities in the amount of \$135,000. Seconded by Commissioner Bennett and carried unanimously 5-0.

- B. Recommendation to approve a Change Order Request for design modification for Fire Station 21 in the amount of \$250,000

Fire Chief Jose P. Gainza, Jr. stated that this request is for two design modifications to the new fire station that will improve the station's safety, durability, and operational effectiveness. He noted the changes as a shingle roof to metal roof for structural integrity, and floor plan improvements for safety, functionality and security.

Furthermore, Chief Gainza noted that the costs would come from Fire impact fees and would not impact to the City's general fund. Staff recommended approval.

Motion by Commissioner Sharman to approve a Change Order request for design modification for Fire Station 21 in the amount of \$250,000. Seconded by Commissioner Jones and carried unanimously 5-0.

Fire Chief Gainza gave the City Commission a status update on the Fire Station 21 construction.

C. Recommendation to award Purchase Order to T.D. Thomson Construction Co., for construction of underdrain at Sanctuary at Twinwaters in the amount of \$143,305

City Engineer Jim Monahan stated that this is a request to approve a purchase order for TD Thomson Construction Co., Inc. for an underdrain. The City of Winter Garden has been working with MI Homes to fix a dry retention pond at Sanctuary at Twinwaters that is not drying up. He noted that through joint cooperation with MI Homes, the Soil Engineers, Civil Engineers, and the City, an underdrain design permitted by the Saint John's Water Management District (SJRWMD) is ready for installation. Staff recommended approval.

There was discussion on the location, destination, and path of the underdrain.

Motion by Commissioner Jones to approve the award of a Purchase Order to T.D. Thomson Construction Co., Inc. for construction of the underdrain for Sanctuary at Twinwaters in the amount of \$143,305. Seconded by Commissioner Sharman and carried unanimously 5-0.

D. Recommendation to approve a SITE PLAN for 13575 West Colonial Drive (Davila Homes Office), subject to conditions

Planning Director Kelly Carson stated that the applicant is requesting site plan approval for property located at 13575 West Colonial Drive to permit the development of a single-story commercial office building. She noted that the project includes parking, landscaping, and associated site improvements. This site is the final property to be built in the Planned Commercial Development (PCD) that includes the Wawa convenience store, Culver's, Wendy's, etc. The proposed site plan is consistent with the property's PCD zoning and is consistent with the City's Comprehensive Plan and the City's Code of Ordinances. Staff recommended approval, subject to conditions.

Motion by Commissioner Sharman to approve the site plan for 13575 West Colonial Drive (Davila Homes Office), subject to conditions. Seconded by Commissioner Bennett and carried unanimously 5-0.

Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 7:05 p.m.

Members Present:

CRA Chairman John Rees and CRA Members Lisa L. Bennett, Iliana R. Jones, Chloe Johnson, Colin Sharman and CRA Advisory Board Member Larry Cappleman

Members Absent:

CRA Member/Orange County Appointee Charlie Mae Wilder

E. Recommendation to authorize the City Manager to execute a revised proposal and change in the scope of work with Advantage Courts, Inc. in the amount of \$79,954.59

Economic Development Director Marc Hutchinson noted prior CRA approval in the conversion of the eastern basketball court at Zanders Park into pickleball courts. He noted that after construction began, basketball users requested preserving the court and relocating pickleball to the western court. This change would require undoing completed work, reinstalling basketball hoops, and additional resurfacing. The revised plan would reduce pickleball courts from four to three. As a result, the project cost would increase by \$29,706, bringing the total to \$79,954. Staff recommended approval.

CRA Member Larry Cappleman spoke of this item being discussed at the last Community Redevelopment Agency Advisory Board (CRAAB) meeting, which resulted in only one dissenting vote regarding the cost of the modification. He stated that the CRAAB advises the CRA to approve this item.

There was discussion on the credibility of the survey, the community's potential misunderstanding of the conversion of a used basketball court, and the directional orientation on the court being an addressed issue. A fence installation was also disclosed.

Motion by CRA Member Cappleman to approve authorizing the City Manager to execute a revised proposal and change in scope of work with Advantage Courts, Inc. in the amount of \$79,954. Seconded by CRA Member Johnson and carried unanimously 5-0.

Dispensed as the Community Redevelopment Agency (CRA) and reconvened as the City Commission at 7:12 p.m.

F. Recommendation to approve a SPECIAL EVENT for Dog Days of Summer, an Art in Public Places Even on Friday, July 10, 2026, from 6:00 – 8:00 p.m., at City Hall

Sustainability & Community Liaison Donna Corbus announced that the City of Winter Garden would host an artists' call for the Art in Public Places (AIPP) gallery to be featured in City Hall next Spring. She noted Dog Days of Summer as the theme and the exhibit dates July 1 through August 31, 2026. Furthermore, Ms. Corbus noted that all art mediums would be welcomed, such as portraits or a whimsical depiction of their favorite pooch.

She stated that a unique interpretation of the theme is encouraged and described the event, activities and time.

Ms. Corbus noted that in lieu of having the normal Art in Public Places reception, a special event for Friday, July 10, 2026, from 6:00 – 8:00 p.m. is planned to include the artist, their subject/model, residents, visitors and their dogs. The event will offer a photo booth, tent, food, drinks and be in the AIPP Gallery and in front of City Hall. Staff recommended approval.

Motion by Commissioner Sharman to approve a SPECIAL EVENT for Dog Days of Summer, an Art in Public Places Event, to be held on Friday, July 10, 2026, from 6:00 – 8:00 p.m., at City Hall. Seconded by Commissioner Jones and carried unanimously 5-0.

5. Matters From Public – There were no items.

6. Matters From City Attorney – A. Kurt Ardaman

- A. **Resolution 25-13**: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, EXTENDING THE TERM OF THE CITY MANAGER’S EMPLOYMENT AGREEMENT FOR AN ADDITIONAL THREE YEARS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Kurt Ardaman read Resolution 25-13 by title only. Mayor Rees noted that the City of Winter Garden is blessed to have Jon C. Williams as our City Manager. He feels that the City Manager has done an outstanding job, and he shared some of the positive feedback received. He expressed feeling happy that Jon is also a resident of the City of Winter Garden and is thrilled that he is our City Manager.

City Attorney Ardaman commented on Jon's calm demeanor, teasingly stating how impossible it was to upset him.

Motion by Commissioner Sharman to approve Resolution 25-13. Seconded by Commissioner Jones and carried unanimously 5-0.

- B. Interim City Clerk Employment Agreement

City Attorney Kurt Ardaman noted that this item addresses the Interim City Clerk Employment Agreement and recognized City Clerk Angee Grimmage to speak on this issue.

City Clerk Grimmage replied that this is the best time to consider the next steps for a smooth transition in the City Clerk's office as she will be retiring at the end of this year.

City Attorney Ardaman noted that this establishes the terms of an Interim City Clerk position until which time the appointment of a new City Clerk is made.

Furthermore, Mr. Ardaman noted Assistant City Clerk Ronisha Martin's interest in holding the Interim City Clerk's position as well as consideration for the City Clerk position.

Motion by Commissioner Jones to approve the Interim City Clerk Employment Agreement. Seconded by Commissioner Johnson and carried unanimously 5-0.

7. Matters From City Manager - Jon C. Williams

City Manager Jon C. Williams thanked everyone for their comments, a vote of confidence, and said that he looks forward to serving the City Commission and the community for the next few years and beyond.

Mr. Williams noted that Tucker Ranch, although still under construction, has won national recognition as one of five parks and gardens projects to be recognized nationally and named the winner of the 2025 American Architecture Award. He then gave a status update on the project.

Mr. Williams expressed that it has been an honor to work with City Clerk Angee Grimmage for his 7 years and 10 months out of her 23 years of service to the City. He wished her the best in retirement and asked that she please not be a stranger.

Mr. Williams recognized the City staff for all the amazing work they do, not only daily, but with special events such as Light Up Winter Garden, the Christmas parade, and the golf cart parade. He noted the fabulous job they do with the City's decorations and with managing crowds and providing safety. Furthermore, he mentioned the Santa Run, which he stated is currently running successfully and again thanked the staff for all their hard work.

Mr. Williams wished a Merry Christmas and Happy Holidays to the City Commission and their family, to City staff and their families, and to all the residents and their families.

8. Matters From Mayor and Commissioners

Commissioner Colin Sharman addressed City Clerk Angee Grimmage, stating that there are two versions of himself, the City Commissioner, and then there is Colin. He noted that Colin goes to her for advice, noting she is excellent at providing feedback and advice. He shared that he listened and appreciated it, even the tough advice, and he expressed that he would miss her.

Commissioner Chloe Johnson congratulated City Clerk Grimmage on her retirement, stated that she has been a joy to work with, a great listener, and gives the best advice, and expressed that she would be missed. She thanked Ms. Grimmage for her service to the City of Winter Garden. Furthermore, Commissioner Johnson addressed the residents and staff, encouraging them to enjoy their holiday season and to remember to make memories as life is only a vapor. She wished everyone Happy Holidays.

Commissioner Iliana R. Jones thanked City Clerk Grimmage, noting that she would miss her and her colorful notes and prayers. She thanked the City Manager, Jon C. Williams, for everything he does, noted her appreciation, and stated that she enjoys working with him.

Furthermore, Commissioner Jones thanked staff for their efforts over the busy weekend with the amazing events. She thanked the Commission meeting attendees, wished everyone a Merry Christmas, and encouraged everyone to remember the reason for the season is Jesus Christ.

Commissioner Lisa L. Bennett noted that she agreed with all the City Commissioner's comments, noting her appreciation of staff, and the first responders, and she expressed to City Clerk Grimmage that she would miss her.

City Clerk Angee Grimmage thanked the City Commission for the opportunity to serve. She expressed to the City Commission that it is a blessing and an honor to be friends with them. She noted that she is retiring young, at age 60, but feels that now is the time for her to go out and play.

Mayor John Rees addressed City Clerk Grimmage, stating that she has been a blessing to be around, noted that she is a sweet and good person and wished her and her husband enjoyment in their retirement. He said that she would be missed and thanked her for everything. Furthermore, Mayor Rees thanked staff for the Light Up Winter Garden event, which he stated was fantastic, noting also their efforts regarding the Christmas parade and the golf cart parade. He shared that the City staff worked so hard that weekend and smiled as they worked. He expressed appreciation and said thank you from the bottom of his heart.

Additionally, Mayor Rees announced the Sunday Hanukkah celebration at 6:00 p.m. in the butterfly garden. He wished everyone a Merry Christmas and a Happy Hanukkah.

9. Adjourn

The meeting adjourned at 7:26 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
Interim City Clerk Ronisha Martin