



**Minutes City
Commission**

January 22, 2026, 6:30 p.m.

A 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 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
Interim City Clerk Ronisha Martin

1. Approval of Minutes

A. Regular Meeting Minutes – January 8, 2026

Motion by Commissioner Johnson to approve regular meeting minutes of January 8, 2026 as submitted. Seconded by Commissioner Jones and carried unanimously 5-0.

Items 2.A and 3.A were heard at this point in the meeting.

2. Presentation

A. Tri-County League of Cities — Commissioner Joseph McMullen and Commissioner Rosemary Wilsen

This was heard earlier in the meeting.

City of Ocoee Commissioner Rosemary Wilsen stated that she was representing the Tri-County League of Cities, inviting elected officials and staff to attend monthly lunch meetings for networking and information sharing. Ms. Wilsen highlighted guest speakers, and legislative updates. She announced ethics training scheduled for February 19th in Winter Park and encouraged participation, noting the meetings are open to both elected officials and staff.

Public Hearing

B. **RESOLUTION 26-02:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 19-21 ESTABLISHING THE PCD ZONING ON CERTAIN REAL

PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.58 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 8 N. HIGHLAND AVENUE ON THE NORTHWEST CORNER OF N HIGHLAND AVENUE AND W PLANT STREET, (ALSO KNOWN AS THE WINTER GARDEN HOTEL PCD), APPROVING A MINOR AMENDMENT TO THE WINTER GARDEN HOTEL PCD TO EXTEND THE PCD, EXTEND THE SITE PLAN APPROVAL, EXTEND THE ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD APPROVAL, ADDRESS THE EXPIRED STATUS OF THE IMPACT FEE DEFERRAL AND FORGIVENESS AGREEMENT, AND ADDRESS OFF-SITE PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Resolution 26-02 by title only. Planning Director Kelly Carson stated that Resolution 26-02 addresses a minor amendment to Ordinance 19-21 for the Winter Garden Hotel PCD at 8 North Highland Avenue, noting that the agenda packet included an incorrect map, which has been corrected. She explained that the resolution extends PCD, site plan approval and Architectural Review and Preservation Board approvals. She further stated that the previous impact fee waiver has been terminated, and the developer will be required to pay all applicable impact fees and account for site parking requirements, including downtown parking fees and off-site parking arrangements. Ms. Carson noted that all other requirements of Ordinance 19-21 and Resolution 21-02 remain unchanged and that the architectural design and site plan are consistent with prior approvals. Staff recommended approval.

Commissioner Jones disclosed that she would abstain from voting on this item.

Commissioner Bennett noted that the project had been well received during the prior community meeting and that the changes provide additional revenue for the city.

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

Motion by Commissioner Sharman to approve Resolution 26-02. Seconded by Commissioner Johnson and carried 4-0-1; Commissioner Jones abstained.

Item 1. (January 8, 2026, meeting minutes) was addressed at this point in the meeting.

3. Regular Business

A. Recommendation to award contract to Aabot Fence Inc. for Tucker Ranch Project in the amount of \$648,848, with a 10% contingency

City Manager Jon C. Williams stated that the city's construction manager received one proposal for bid Package 21 from Aabot Fence Inc. He noted that after two deductive change orders, the total was \$648,848. Staff recommended awarding the contract to Aabot Fence Inc., with a 10% contingency for a total \$713,732.

Motion by Commissioner Jones to award contract to Aabot Fence Inc, for Tucker Ranch Project in the amount of \$648,848, with a 10% contingency. Seconded by Commissioner Bennett and carried unanimously 5-0.

- B. Recommendation to hire Old World Masonry, All-Rite Fencing, and Southeastern Surveying and Mapping for Cemetery Column & Fence Extension at 13460 Lake Butler Blvd in the amount of \$99,412.50, which includes a 10% contingency
Assistant City Manager for Public Services Steve Pash stated that this proposal is to install brick columns and aluminum fencing around the final section of the cemetery, following a path that avoids tree removal. Staff recommended approval.

Motion by Commissioner Johnson to hire Old World Masonry, All-Rite Fencing, and Southeastern Surveying and Mapping for Cemetery Column & Fence Extension at 13460 Lake Butler Blvd in the amount of \$99,412.50, which includes a 10% contingency. Seconded by Commissioner Jones and Bennett simultaneously carried unanimously, 5-0.

- C. Recommendation to approve SITE PLAN for 721 Garden Commerce Pkwy (LVS Building Addition), subject to conditions
Planning Director Kelly Carson stated that the applicant is requesting site plan approval to construct a single-story 10,053 square foot addition to the existing 6,204 square-foot flex industrial building. She informed of site improvement, compliance with PID zoning requirements, the comprehensive plan, and the code of ordinances. Staff recommended approval subject to staff conditions.

Motion by Commissioner Jones to approve Site Plan for 721 Garden Commerce Pkwy (LVS Building Addition), subject to conditions. Seconded by Commissioner Sharman carried unanimously 5-0.

- D. Recommendation to approve SITE PLAN for 1061, 1063, and 1065 Tildenville School Road (Old Packing Plant), subject to conditions
Planning Director Kelly Carson stated that the applicant is requesting site plan approval for 1061, 1063, and 1065 Tildenville School Road, also known as the Old Packing Plant site. Ms. Carson informed that the proposal involves preserving and repurposing historic structures for community use, such as retail, food, and professional office space. The project includes improvements to parking, landscaping, sidewalks, bike and golf cart facilities, and outdoor seating areas. She noted that the plan complies with PCD zoning, the city's comprehensive plan, and code or ordinances. Staff recommended approval subject to staff conditions.

Motion by Commissioner Bennett to approve Site Plan for 1061, 1063, and 1065 Tildenville School Road (Old Packing Plant), subject to conditions. Seconded by Commissioner Johnson and carried unanimously 5-0.

E. Recommendation to waive formal procurement procedures and purchase quoted enterprise storage arrays in the amount of \$130,653.69

Information Technology Director David Livingston stated that the city's enterprise storage arrays are due to be replaced and is requesting approval to waive formal procurement procedures and purchase three HPE storage arrays in the amount of \$130,653.69. Mr. Livingston further stated that the proposed upgrade will allow for improved performance, reliability, and scalability across all visual servers while supporting the city's 2027 virtualization strategy.

There was discussion on current cloud storage usage, and staff confirmed that approximately fifteen percent of current storage resources are in use.

**Motion by Commissioner Sharman to waive formal procurement procedures and purchase quoted enterprise storage arrays in the amount of \$130,653.69.
Seconded by Commissioner Bennett and carried unanimously 5-0.**

4. Matters From Public

Sarah Wolf, 221 North Boyd Street Winter Garden, Florida, encouraged supporting local businesses, sharing a positive experience purchasing locally from Betty J's Florist.

Alnardo Castellanos, 59 Zachary Wade Street, Winter Garden, Florida, expressed appreciation for city services and raised safety concerns along West Orange Trail, citing speeding vehicles, limited stop sign visibility, and near-miss incidents involving pedestrians and cyclists. He recommended improved signage, parking along the roadway and trail, and a traffic study related to the Packing Plant area.

Phil Baker, 125 West Plant Street, Winter Garden, Florida, inquired about cameras near Maxey on Story Road and Dillard Street and whether the data would remain within the city. He also suggested flashing school zone signs to improve compliance.

City Manager Jon C. Williams confirmed that data for the cameras are retained by a vendor and accessible through public records requests.

5. Matters From City Attorney

There were no items.

6. Matters From City Manager

City Manager Jon C. Williams reported progress on the Tucker Ranch Project, noting significant construction progress, drone footage plans, and anticipated phased openings beginning around September.

7. Matters From Mayor and Commissioners

Commissioner Bennett expressed excitement about the progress of the Tucker Ranch.

Commissioner Jones expressed appreciation for the Tucker Ranch project's greenery and thoughtful design.

Commissioner Sharman emphasized preserving original materials where possible while balancing structural needs.

Mayor Rees complimented staff on the Martin Luther King Day Parade, noting that despite the cold weather causing some participants to withdraw, the parade was well attended and successful, and thanked all participants and volunteers.

8. Adjourn

The meeting was adjourned at 7:01 p.m.

APPROVED:

_____/S/_____
Mayor John Rees

ATTEST:

_____/S/_____
Interim City Clerk Ronisha Martin