



CITY OF WINTER GARDEN

City Commission REGULAR MEETING MINUTES

January 26, 2023

REGULAR MEETING of the 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 - Ron Mueller
Commissioner District 3 - Mark A. Maciel

Also Present:

City Manager Jon C. Williams
City Attorney A. Kurt Ardaman
City Clerk Angee Grimmage

Absent: Commissioner District 4 - Colin Sharman

1. **APPROVAL OF MINUTES**

Motion by Commissioner Mueller to approve regular meeting minutes of January 12, 2023 as submitted. Seconded by Commissioner Bennett and carried unanimously 4-0.

2. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCE**

A. **Ordinance 23-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PERTAINING TO THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY; AMENDING SECTION 98-121 GOVERNING THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY WITH RESPECT TO APPOINTMENT, REMOVAL, AND TERMS OF MEMBERS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 23-04 by title only. Economic Development Director Tanja Gerhartz stated that this ordinance would remove term limits for the Community Redevelopment Agency (CRA) Advisory Board. Additionally, she noted that this would also allow for board member re-appointment with staggered terms. She described how the staggered terms for the nine members would begin. She indicated that all members are currently serving with expired terms, with the exception of one member. She voiced concerns of possibly losing all the board members knowledge, experience and history in such a critical time of redeveloping East Winter Garden. Staff recommends removing the term limits and staggering the terms as a means to address not losing an entire board at once, now and in the future.

Mayor Rees opened the public hearing.

Sarah Wolfe, 221 North Boyd Street, Winter Garden, Florida, inquired and discussion ensued regarding the CRA Advisory Board members current status, term limits, current

three-year terms, board structure, staggering of terms, re-appointments and new membership.

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

Motion by Commissioner Bennett to approve Ordinance 23-04 with a second reading and public hearing February 9, 2023. Seconded by Commissioner Maciel and carried unanimously 4-0.

3. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 23-02:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.23 ± ACRES LOCATED AT 114 FLORIDA AVE, NORTH OF PENNSYLVANIA AVENUE, WEST OF CHARLES STREET, EAST OF SOUTH DILLARD STREET, AND SOUTH OF FLORIDA AVENUE FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY C-3 PROFESSIONAL OFFICE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 23-02 by title only. Planning Director Kelly Carson stated that this is a request to rezone property located at 114 Florida Avenue. The request is to rezone the subject property from R-2 Residential District to C-3 Professional Office District. The applicant intends to keep the existing residential building on site and renovate it into a small professional office. The proposed C-3 zoning is consistent with the property's (COM) Commercial Future Land Use designation. Staff recommends approval.

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

Motion by Commissioner Bennett to adopt Ordinance 23-02. Seconded by Commissioner Mueller and carried unanimously 4-0.

- B. **Ordinance 23-03:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 22-35, THE CITY OF WINTER GARDEN FISCAL YEAR 2022-2023 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Ordinance 23-03 by title and an excerpt of the revenues and equally matching expenditures. Finance Director Laura Zielonka stated that Ordinance 23-03 amends the current year budget to allocate prior year appropriations for projects not completed by the end of the fiscal year. She noted that this allows adequate funds to complete those projects during this current fiscal year. Ms. Zielonka noted that Exhibit 1 lists items staff recommended for carrying forward.

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

Motion by Commissioner Mueller to adopt Ordinance 23-03. Seconded by Commissioner Maciel and carried unanimously 4-0.

4. **REGULAR BUSINESS**

- A. Recommendation to approve SPECIAL EVENT for the Evening at the Pops by The Rotary Club of Winter Garden on Saturday, March 25, 2023 with a rain date of Sunday, March 26, 2023 at Newton Park

Planning Director Kelly Carson stated that this is a request by the Rotary Club of Winter Garden to hold their annual Evening at the Pops event. The event would be held on Saturday, March 25, 2023, with a rain date of Sunday, March 26, 2023 at Newton Park. It was noted that the music would be provided by the Space Coast Symphony Orchestra.

There was discussion on the event being one of the City's signature events.

Commissioner Bennett noted that she was one of the past presidents of the Rotary Club and is happy to see this classy event return. She suggested that the City also support this effort as in the past with a \$5,000 donation.

Motion by Commissioner Bennett to approve the Evening at the Pops by The Rotary Club of Winter Garden on Saturday, March 25, 2023 with a rain date of Sunday, March 26, 2023 at Newton Park to include a \$5,000 City donation. Seconded by Commissioner Maciel and carried unanimously 4-0.

- B. Recommendation to approve SPECIAL EVENT Arts in April by Winter Garden Art Association and City of Winter Garden

Economic Development Director Gerhartz stated that the Arts in April is a month-long celebration bringing our community together through the visual arts. She described some of the planned events, activities, dates and times. Staff recommends approval.

Commissioner Mueller thanked everyone for this event and voiced his appreciation for this type of event which brings cultural awareness.

Motion by Commissioner Mueller to approve Arts in April by Winter Garden Art Association and the City of Winter Garden. Seconded by Commissioner Bennett and carried unanimously 4-0.

C. Recommendation to approve SPECIAL EVENT – Downtown Boutique Spring Stroll, Thursday, May 11, 2023 from 5:00 to 8:00 p.m.

Economic Development Director Tanja Gerhartz stated that this is an event the City has promoted for a few years, providing targeted shopping events to benefit the downtown business owners. She noted the date and time of this event, noting its celebration of Mother’s Day.

Motion by Commissioner Bennett to approve the Downtown Boutique Spring Stroll, May 11, 2023 from 5:00 to 8:00 p.m. Seconded by Commissioner Maciel and carried unanimously 4-0.

D. Recommendation to approve SPECIAL EVENT – Shop, Dine & Stroll in Downtown Winter Garden all day Saturday, March 25, 2023

Economic Development Director Tanja Gerhartz stated that this is another targeted event, which offers shopping and eating. This event is held each year to celebrate National Mom and Pop Business Owner’s Day. She explained the events location and activities.

There was discussion on road closure, and that none was requested in the advanced planning.

Motion by Commissioner Bennett to approve Shop, Dine & Stroll in Downtown Winter Garden all day Saturday, March 25, 2023. Seconded by Commissioner Maciel and carried unanimously 4-0.

E. Recommendation to approve SPECIAL EVENTS for the Winter Garden Farmers Market Blossoming with Fun from 9:00 a.m. – 12:00 p.m.

Farm Day at the Market	Saturday	March 18
Arts in April Kids Art Session	Saturday	April 8, 15, & 22
Earth Day Celebration	Saturday	April 22
Miniature Golf Day	Saturday	May 20
Farmers Market 15th Birthday Celebration	Saturday	June 3
Independence Day Celebration	Saturday	July 1
National Farmers Market Week Celebration	Saturday	August 12

Economic Development Director Tanja Gerhartz spoke of micro-events held throughout the year and noted these as the spring and summer events.

Motion by Commissioner Bennett to approve the Winter Garden Farmers Market Blossoming with Fun special events from 9:00 a.m. to 12:00 p.m. Seconded by Commissioner Mueller and carried unanimously 4-0.

5. **MATTERS FROM PUBLIC**

Norine Dworkin, Editor-in-Chief of VoxPopuli news organization of Winter Garden, Florida, informed and gave history of the International Holocaust Remembrance Day, on January 27, 2023.

Ms. Dworkin also spoke of a missing placard for one of the art pieces exhibited in the City Hall lobby.

Matthew Wilhite, Business Owner of Kingdom Strollers, 730 Garden Commerce Parkway, Winter Garden, Florida, requested City assistance in dealing with the increased homeless activity, which is negatively impacting his business. He shared some of issues such as hygiene, harassment and safety.

There was discussion on the location, efforts being put in place to assist the homeless, homelessness prevention, police assistance, and staff efforts to clean the right-of-way.

Commissioner Maciel thanked Mr. Wilhite for bringing this item to the City's attention and expressed awareness of this as an on-going issue with efforts being made to find solutions. He encouraged Mr. Wilhite to call the police in situations that warrant it. He shared that this is an issue all over Central Florida as well as the entire country.

Mr. Wilhite inquired and there was discussion that there are no known fines for allowing homelessness on private property, absentee owners are sometimes unaware, there are expenses in the cleanup, and it would need a group effort to address the situation. Also discussed were possibilities of an advisory board to address the issue.

6. **MATTERS FROM CITY ATTORNEY** – There were no items.

7. **MATTERS FROM CITY MANAGER**

Event Reminders

City Manager Jon C. Williams reminded everyone of the West Orange Habitat for Humanity Bethune homes groundbreaking ceremony on February 1, 2023, 5:30 p.m., the Heritage Music Festival and the celebration of the City's 120th Anniversary on February 11, 2023, and the East Winter Garden Community Scholarship banquet to be held at Tanner Hall on February 24, 2023 at 7:00 p.m.

Joint Meeting with Orange County

City Manager Jon C. Williams informed that the City of Winter Garden is trying to coordinate a joint meeting with the Orange County Board of County Commissioners regarding the property located at 851 E. Maple Street. He noted that this is related to the PureCycle request to operate. He requested that the City Commission review and advise of their availability for a joint meeting. He noted that, for the record, it would be

offered that this meeting be held here in the City of Winter Garden. City Attorney Kurt Ardaman also inserted that the thought would be to hold an evening meeting.

8. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Mueller thanked the City Manager Jon C. Williams for his assistance in multiple items he has been working with him on regarding his 2023 agenda. He thanked Police Chief Steve Graham and staff for their patrol, professionalism in handling situations, as well as de-escalation of situations. He noted that they are always there to help.

Commissioner Bennett noted that she has given a lot of thought and regrets to not voting for Joe Dunn to stay on the Planning and Zoning Board. She expressed that it is not just because he did a great job and served the City faithfully, but we lost a lot of experience and he did want to stay on the job. She expressed that as Commissioners we are entrusted by the voters to vote in the best interest of all the citizens, noting that it is not about us. She stated that going forward she would continue to do her best to do this.

The meeting adjourned at 7:01 p.m.

APPROVED:

 /S/

Mayor John Rees

ATTEST:

 /S/

City Clerk Angee Grimmage, CMC