WINTER HAVEN
THE CHAIN OF LAKES CITY

CITY COMMISSION MEETING

DATE: Monday, November 9, 2026, 6:00 p.m.

LOCATION: City Hall - John Fuller Auditorium
451 Third Street NW
Winter Haven, FL 33881

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1. CALL TO ORDER - Brian Yates, Mayor

2. ROLL CALL - Vanessa Castillo, MMC, City Clerk

3. INVOCATION - Pastor Chris Weatherly, Christ Community Church

4. PLEDGE OF ALLEGIANCE - Vanessa Castillo, MMC, City Clerk

5. PRESENTATIONS

5.A 8th Street NW and Ave L NW Project Update

Staff Contact: *T. Michael Stavres, City Manager, mstavres@mywinterhaven.com*

5.B *** AGENDA REVIEW ONLY *** Strategic Plan Presentation: Community Safety

Staff Contact: *T. Michael Stavres, City Manager, mstavres@mywinterhaven.com*

6. DEVELOPMENTS OF NOTE

7. MINUTES

7.A September 23, 2026, City Commission Agenda Review Session Minutes

Staff Contact: *Vanessa Castillo, FCPC, MMC, City Clerk, vcastillo@mywinterhaven.com*

2026-09-23 DRAFT Agenda Review Session Minutes with Link

8. COMMENTS FROM THE AUDIENCE

9. ORDINANCE(S) - SECOND READING - PUBLIC HEARING

9.A O-26-25 - Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Division 2, Table 21-32(A), Table of Land Uses and Article IX, Section 21-531, Definitions for the purpose of allowing *Recreation Indoor Commercial* and *Clubs, Private* in the Mixed Use (MX), Commercial- Downtown (C-1), and Commercial-Neighborhood (C-2) zoning districts

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Ordinance O-26-25
O-26-25

9.B O-26-26 - Administrative request to amend the Winter Haven Code of Ordinances, Chapter 21, Article II, Division 2, Table 21-32(A) (Table of Land Uses) to allow for the placement of off-site manufactured homes in the Residential Estate (RE), Single Family Residential- Large Lot (R-1), Single Family Residential- Small Lot (R-2), Multifamily Residential- Low Density (R-3), Multifamily Residential- Medium Density (R-4), and Mixed Use (MX) zoning districts in accordance with provisions contained in House Bill 399 as passed by the Florida Legislature during their 2026 Legislative Session

Staff Contact: *Sean Byers, Planning Manager, sbyers@mywinterhaven.com*

Summary - Ordinance O-26-26
O-26-26

10. CONSENT AGENDA

10.A Grant Management Software Agreement with OpenGov

Staff Contact: *Katrina Hill, Director of Public Affairs and Communication, khill@mywinterhaven.com*

Summary - Approval of Grant Management Software with OpenGov
OpenGov Grants Management Quote (Q-21889)
OpenGov Sub-Award Program Management Overview
OpenGov Purchasing Affidavits
OpenGov Contract Addendum

10.B Approval of Info-Tech Research Group Service Agreement

Staff Contact: *Hiep Nguyen, Smart City Officer, hguyen@mywinterhaven.com*

Summary - Approval of InfoTech Research Group Service Agreement
City of Winter Haven Info-Tech Membership 2026
City of Winter Haven Contract Addendum

10.C Authorization for Travel and Training - Florida City and County Management Association (FCCMA) 2027 Winter Institute (Stavres and Carnevale)

Staff Contact: *AJ Nicholson, Assistant to the City Manager, anicholson@mywinterhaven.com*

Summary - FCCMA 2027 Winter Institute

11. RESOLUTION(S)

11.A R-26-25 - Request by Vmar Dev, LLC and Villamar Community Development District (CDD) to vacate Tract G of the Villamar Phase 7 Subdivision Plat as recorded in Plat Book 211, Pages 50-57 of the Public Records of Polk County Florida

Staff Contact: *Chris Young, Senior Planner, cyoung@mywinterhaven.com*

Summary - Resolution R-26-25
Resolution R-26-25

12. ORDINANCE(S) - FIRST READING

12.A O-26-24 - Request by Ethan Falk, agent for Millers Landing, LLC to rezone a parcel from Planned Unit Development (PUD) zoning district to Commercial-Highway (C-3) zoning district

Staff Contact: *Chris Young, Senior Planner, cyoung@mywinterhaven.com*

Summary - Ordinance O-26-24
O-26-24

12.B O-26-27 - Amending O-25-29, appropriating funds for fiscal year ending September 30, 2026

Staff Contact: *Chris Reeder, Chief Financial Officer, creeder@mywinterhaven.com*

Summary - O-26-27
O-26-27
Exhibit A

13. NEW BUSINESS

13.A Grant and Aid Application Review Committee (GAARC) Fiscal Year 2028 Cycle of Grant and Aid for Not-for-Profit Agencies Recommendations

Staff Contact: *Katrina Hill, Director of Public Affairs and Communication, khill@mywinterhaven.com*

Summary - Grant and Aid Application Review Committee (GAARC) Fiscal Year 2028 Cycle of Grant and Aid for Not-for-Profit Agencies Recommendations

14. CITY COMMISSIONERS/LIAISON REPORTS

15. CITY ATTORNEY REPORT

16. CITY MANAGER REPORT

16.A City Commission Liaison Request - Request for Qualifications for Design Build Services for Sertoma Park Football Renovations

Staff Contact: *Andy Palmer, Parks Planning & Strategic Initiatives Manager, apalmer@mywinterhaven.com*

17. DEPUTY CITY MANAGER REPORT

18. CITY CLERK REPORT

19. EMERGENCY MATTERS NOT RECEIVED FOR THE AGENDA

20. ADJOURNMENT

If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based (FS 286.0105). In accordance with the Americans with Disabilities Act and Florida Statutes, Section 286.26, persons with disabilities needing special accommodations to participate in this proceeding, should contact the City Clerk's Office, 451 Third Street, NW, Winter Haven, Florida 33881, in writing, not later than 48 hours prior to the proceeding; if not in writing, then not later than four (4) days prior to the proceeding at (863) 291-5600. Vision or hearing impaired please call (800) 955-8771 for assistance.

CITY COMMISSION MEETING – NOVEMBER 9, 2026