



For More Information, Contact:
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PLANNING & ZONING BOARD AGENDA

BOARD MEMBERS: Chairman Will Hawthorne, Vice-Chairman Steve Ambielli and board members: Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and Mark Hide.

OTHER ATTENDEES: City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner I Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

Agenda for January 6, 2025 at 6:30 PM City Hall Commission Chambers 300 W. Plant Street, Winter Garden, Florida

- 1. CALL TO ORDER**
Determination of Quorum, Moment of Silence and Pledge of Allegiance
- 2. APPROVAL OF MINUTES FROM THE DECEMBER 2, 2024 MEETING**

VARIANCE (PUBLIC HEARING)

- 3. Lakeview Avenue S – 529 (Sutherland Front Porch) – VARIANCE**
Parcel ID #23-22-27-2468-00-760
- 4. Marsh Reed Drive – 916 (Jones Screen Room) – VARIANCE**
Parcel ID #28-22-27-4025-01-830
- 5. Hennis Road N – 321 (Park Industrial New Office) – VARIANCE**
Parcel ID #13-22-27-0000-00-032

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

- 6. Hennis Road N – 321 (Park Industrial New Office) – SPECIAL EXCEPTION**
Parcel ID #13-22-27-0000-00-032

COMPREHENSIVE PLAN ORDINANCES (PUBLIC HEARING)

- 7. Ordinance 25-04 - Comp Plan Amendment adding FLU Policies 1-1.2.19 and 1-1.2.20**
- 8. Ordinance 25-05 – Future Land Use Amendment – Neighborhood Residential**
- 9. Ordinance 25-06 – Future Land Use Amendment – Neighborhood Mixed-Use**

ADJOURN to the next regular Planning and Zoning Board meeting on Monday, **February 3, 2025 at 6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

POSTED: DECEMBER 20, 2024

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT COLENE RIVERA, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656-4111, EXT 2021 - 48 HOURS IN ADVANCE OF THE MEETING.