



**Planning and Zoning Board
Regular Meeting Minutes
February 7, 2022**

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairman Will Hawthorne, Co-Chairman Chris Lee and Board Members Steve Ambielli, Mark Hide, and Dennis Robinson.

Absent: Board Members Joseph Dunn, Jr. (Excused) and Gabe Kotch (Excused)

Staff Present: City Attorney Kurt Ardaman, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Jordan Kowalchik and Recording Secretary Tonya Levine.

Attendees: John Davis of 219 Zachary Wade Street, Gerald Fountain of 214 Seminole Street, Jerry Miller of J&J Building, Jessica Stone of 407 N. Main Street, Ryan Melnick of 900 Bainbridge Loop, and Michelle Baron of 220 Seminole Street.

2. APPROVAL OF MINUTES

Motion by Board Member Ambielli to approve the regular meeting minutes of January 3, 2022. Seconded by Board Member Hide and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

**3. 214 Seminole Street (Garage Expansion) Variance
23-22-27-5492-00-090**

Senior Planner Friedman presented a request for a variance for the property located at 214 Seminole Street. If approved this would allow a 2.4 foot side yard setback and 3.1 foot rear yard setback, a wall height of 10.16 feet and a roof height of 14 feet and a 36 percent backyard coverage in order to expand an existing detached garage.

Board Member inquired is the garage was original construction? City Staff stated the materials appear to be original.

Public did not have any comments for this item.

Motion by Board Member Hide to approve the variance at the location of 214 Seminole Street subject to staff conditions. Seconded by Co-Chairman Lee and carried unanimously 5 – 0.

4. **407 N Main** (Covered Patio Connection) Variance
14-22-27-9388-01-070

Senior Planner Friedman presented a request for a variance for the property located at 407 N Main Street to allow an 8.8 foot rear yard setback to construct a covered patio connection to a detached garage.

Board did not have any questions or discussion on this item; public did not have any discussion on this item.

Motion by Chairman Hawthorne to approve the variance at the address of 407 N Main Street subject to staff conditions. Seconded by Board Member Robinson and carried unanimously 5 – 0.

5. **202 S Lakeview Avenue** (Salvi Carport) Variance
23-22-27-8100-00-010

Planner Kowalchik requested this item would be tabled to a date uncertain.

6. **1194 Meadow Finch Drive** (McMillan Carport/Screen Room) Variance
27-22-27-6300-00-110

Planner Kowalchik presented a request for a variance for the property located at 1194 Meadow Finch Drive. This variance will allow construction of a new carport and screen room with a side separation of 15' 8" between the permanent attachment and the adjacent manufactured home.

Board members inquired if there were any comments from the neighbors, previous approved variances for a manufactured home and if this variance had a letter of approval? City Staff affirmed no comments received from neighbors, it is unusual to have a variance for manufactured home but this was the cleanest way to make this possible and there is a letter of approval from the Property Management Company.

Motion by Co-Chairman Lee to approve the variance at the address of 1194 Meadow Finch Drive with staff conditions. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

7. **740 Garden West Terrace** – (Garden West) Variance
22-22-27-2950-00-070

Urban Designer Carson presented a request for a variance for the property located at 740 Garden West Terrace. This variance would allow a primary structure with a street side yard and rear setback of 2.5' to build a single-family home.

Board members asked if homeowner was allowed to put up a privacy fence against the existing fence, landscaping and concern about spacing between the fence and main structure and asked for clarification regarding the utility easement and tract. City staff affirmed applicant would be allowed to install a 6' privacy fence, assisted with clarification of proposed plans and confirmed the landscaping could be a challenge to maintain in such a tight space. Board Members concluded to restrict the construction of a fence along the southern boundary line of the property.

The public did not have any comments on this item.

Co-Chairman Lee recused himself from this item as he had a professional association with the applicant.

Motion by Board Member Hide to approve the variance at the location of 740 Garden West Terrace with the condition that a privacy fence not be permitted to be installed on the southern property line, as well as with staff conditions. Seconded by Board Member AMBIELLI and carried unanimously 4-0-1 with Co-Chairman Lee recused.

Chairman Will Hawthorne adjourned the meeting at 6:55 pm. This meeting was adjourned to the next regular Planning and Zoning Board meeting on Monday, March 7, 2022 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

/S/

Recording Secretary, Tonya Levine

APPROVED:

/S/

Chairman, Will Hawthorne