



**Planning and Zoning Board  
Regular Meeting Minutes  
April 7, 2025**

**1. CALL TO ORDER**

Co-Chairman Steve Ambielli called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:32 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance. Quorum was declared present.

**Present:** Co-Chairman Steve Ambielli and Board Members: Linda Bennett, Jimmy Dunn and Jeff Ewing.

**Absent:** Chairman Will Hawthorne (excused) with Board Members: Myron Brown (excused) and Mark Hide (excused).

**Staff Present:** City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner I Amber McDonald and Recording Secretary Ellen King.

**Attendees:** Emily Rubin of 115 Agnes Street and Ken Warren.

**2. APPROVAL OF MINUTES**

***Motion by Board Member Dunn to approve the regular meeting minutes of March 3, 2025. Seconded by Board Member Ewing and carried unanimously 4 – 0.***

**ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)**

- 3. 14451 W Colonial Drive (Solomon's Auto Body) PCD REZONING  
22-22-27-0000-00-075 (-070,-056,-057,-034)**

Planning Supervisor Friedman presented a request to table the PCD Rezoning for property located at 14451 W Colonial Drive to a date uncertain.

***Motion by Board Member Ambielli to table Item 3 to a date uncertain.  
Seconded by Board Member Ewing and carried unanimously 4 – 0.***

**VARIANCE (PUBLIC HEARING)**

- 4. 115 Agnes Street (Rubin-Floyd Residence) VARIANCE  
14-22-27-2088-00-080**

Planner McDonald presented a request for a Variance on the property located at 115 Agnes Street to allow a rear yard setback of 15 feet and front yard setback of 20 feet. An adjacent property owner submitted a letter with no objections. Staff recommends approval of the Variance subject to staff conditions.

Board Members inquired if this increases the front setbacks and are any trees impacted? City staff confirmed the setback is less intensive and trees will be reviewed and determined at time of building permit.

Public did not have any comments or questions for this item.

***Motion by Board Member Bennett to approve the Variance at the location of 115 Agnes Street subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 4 – 0.***

5. 16863 Sanctuary Drive (Colombier Variance) **VARIANCE**  
05-23-27-7801-00-040

Planning Supervisor Friedman presented a request for a Variance on the property located at 16863 Sanctuary Drive to allow a covered patio to be constructed with a rear yard setback of 38 feet subject to staff conditions.

Board Members inquired about the HOA approval? City staff stated the site was approved two-and-a-half years ago with HOA approval for a slightly different request, but the city no longer requires HOA approval.

Public did not have any comments or questions for this item.

***Motion by Board Member Bennett to approve the Variance at the location of 16863 Sanctuary Drive subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 4 – 0.***

**COMPREHENSIVE PLAN ORDINANCES (PUBLIC HEARING)**

6. **Ordinance 25-12** - Comprehensive Plan Amendment – Adding Property Rights Element

Planning Director Carson presented a request for a proposed amendment to the Comprehensive Plan to add a new Property Rights element that the State requires local municipalities to adopt. The new element provides goals, objectives and policies to confirm the City respects judicially acknowledged and constitutionally protected private property rights and to ensure private property rights are considered in the City of Winter Garden's decision-making process. Staff recommends approval of Ordinance 25-12, requesting staff be allowed to transmit the Comprehensive Plan Amendment to the State Land Planning Agency and adding a new Property Rights Element.

Board Members inquired about the difference from what is currently being done? A board member stated it is a gentle reminder. The City Attorney stated the city already does a very good job not overreaching its power but some cities and counties will overreach and Florida legislature added this element for every local government to recognize public property rights.

Public did not have any comments or questions for this item.

***Motion by Board Member Dunn to approve Ordinance 25-12. Seconded by Board Member Ambielli and carried unanimously 4 – 0.***

Co-Chairman Steve Ambielli adjourned the meeting at 6:43 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, May 5, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

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Recording Secretary Ellen King

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Chairman Will Hawthorne