



**Planning and Zoning Board
Regular Meeting Minutes
May 1, 2023**

1. CALL TO ORDER

Co-Chairman Steve Ambielli called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance. Quorum was declared present.

Present: Co-Chairman Steve Ambielli and Board Members: Dennis Armstrong, Linda Bennett, Jimmy Dunn and Mark Hide.

Absent: Chairman Will Hawthorne (excused)

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

Attendees: Nicole Gargas of GEMINI; Bobby Johnson of GEMINI; Barbara Fulmer of 221 N Main St; Gretchen Thwing of 212 N Main St; Wayne Vaglen; Isabel Saldate of 431 Southern Pecan; Lawrene Schneider of 1315 Eastern Pecan #201; Leslie Hurst of Friendly Capital; and Mike Morrissey of 948 Lake Brim Dr.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of April 3, 2023. Seconded by Board Member Hide and carried unanimously 5 – 0.

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

3. 186 S Main Street & 11 W Smith Street (Smith & Main) PCD REZONING

Parcel ID # 23-22-27-2888-08-080 & 23-22-27-2888-08-082

Planning Director Carson presented a request to rezone the property located at 11 W Smith Street & 186 S Main Street from C-1 and R-2 to PCD (Planned Commercial Development) to build a new two-story commercial building. Staff recommends approval of Ordinances 23-08.

Board member requested staff to take additional efforts to save the large live oak tree onsite. Staff along with Mike Morrissey, Project Architect, confirmed every effort will be made to save the tree.

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

Motion by Board Member Armstrong to approve the rezoning of the property located at 11 W Smith Street and 186 S Main Street. Seconded by Board Member Ambielli and carried unanimously 5– 0.

4. 882 Magnolia Street; 1211, 1221, 1233 Beulah Road; 921 Palm Avenue (882 Magnolia)
ANNEXATION, FUTURE LAND USE & REZONING
Parcel ID # 25-22-27-9384-09-010, -030, -040, -050 & -070

This item was tabled until date uncertain.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

5. 1297 Winter Garden Vineland Road (Young Innovators Academy) **SPECIAL EXCEPTION**
Parcel ID # 26-22-27-9147-00-010

Planner McDonald presented a request for special exception for the property located at 1297 Winter Garden Vineland Road to operate an early education academy in the West Orange Business Park Planned Commercial Development.

Board members inquired about the increase in student numbers was included in the Traffic Impact Analysis study and if this special exception will have an expiration date? Staff confirmed the Traffic Study includes the increase in students and this special exception will have a one-year expiration date if not developed.

During the public hearing portion, Lawrence Schneider of 1315 Winter Garden Vineland Road expressed concerns regarding the increase in traffic and backup of turn lanes at peak times; Isabel Saldate of 431 Southern Pecan discussed increase in traffic and access concerns. Staff confirmed the traffic study showed an acceptable level and Marnie Forestieri, Operator of the Young Innovators Academy, confirmed their plans to stagger drop off periods within a two hour window to improve the traffic flow.

Motion by Board Member Hide to approve the Special Exception at the location of 1297 Winter Garden Vineland Road subject to staff conditions. Seconded by Board Member Armstrong and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

6. 212 N Main Street (Thwing Carport) **VARIANCE**
Parcel ID # 14-22-27-6228-01-210

Planner McDonald presented a request for a variance for property located at 212 N Main Street to allow a carport with a side yard setback of 4 feet. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members questioned an existing carport, the neighbor’s window view of the carport and inquired if there would be any drainage problems? Staff confirmed no prior existing carport and the drainage be addressed by the City Engineer.

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

Motion by Board Member Ambielli to approve the Variance at the location of 212 N Main Street with staff recommendations and conditions. Seconded by Board Member Armstrong and carried unanimously 5 – 0.

Co-Chairman Steve Ambielli adjourned the meeting at 6:54 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, June 5, 2023 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

/S/

Recording Secretary Ellen King

APPROVED:

/S/

Chairman Will Hawthorne