



**Planning and Zoning Board
Regular Meeting Minutes
June 5, 2023**

1. CALL TO ORDER

Chairman Will Hawthorne 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: Chairman Will Hawthorne, Co-Chairman Steve Ambielli, Board Members Linda Bennett, Jimmy Dunn and Mark Hide.

Absent: Board Member Dennis Armstrong (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: Adrienne Downey-Jacks of ADJ Land Design; Rick Carmean of 14004 Lake Tilden Blvd; Joe Russo of Ultimate Carts; Franco Scala of 1010 Vineland Road; German Guardiola of 330 Southern Pecan Circle; Jacob Williams of Exchange Place; Sheron Williams of Exchange Place; Gray Petree of Exchange Place; Michel Scak of Law Offices Michel Scak; and Angela Schaffer of 61 W Crest Avenue.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of May 1, 2023. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

3. 122 E Cypress Street (Cypress Street Office Building) LOT SPLIT
Parcel ID # 23-22-27-6504-07-010

Senior Planner Friedman presented a request to split the lot at 122 E Cypress Street into Parcel "A" and Parcel "B". Staff recommends approval of the lot split.

Board members questioned the zoning and Future Land Use Map of the property. Staff confirmed after the lot split and purchase from the church, the new owner will request a C-2 zoning request, combine the west lot with the lot at 114 E Cypress Street, and add to the site plan; also the Future Land Use Map will need to be revised.

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

Motion by Board Member Hide to approve the Lot Split of the property located at 122 E Cypress Street subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5– 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

4. 12623 W Colonial Drive (Westside Station) SPECIAL EXCEPTION PERMIT

Parcel ID # 24-22-27-0000-00-040

Senior Planner Friedman presented a Special Exception Permit request for the property located at 12623 W Colonial Drive to allow the sale and display of motorized vehicles in a C-2 zoning district. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about the number of carts displayed outside, sales location, and if there will be maintenance offered? Staff confirmed that only two carts will be allowed on display outside and will be on a concrete slab and the sales office is located on the concrete slab location. No cart will be allowed in the grass and maintenance will not be allowed on this site.

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

Motion by Board Member Hawthorne to approve the Special Exception Permit at the locations of 12623 W Colonial Drive subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

5. 61 W Crest Avenue (Schaffer Residence Variance) VARIANCE

Parcel ID # 14-22-27-9392-02-300

Senior Planner Friedman presented a Variance request for the property located at 61 W Crest Avenue to allow a rear yard setback of 10 feet to build a covered porch and allow a zero foot separation between the primary structure and accessory building to build a covered walkway. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members asked for clarification of the variances. Staff addressed their concerns.

No one from the public wished to speak on behalf of this project. The applicant noted the overall intention of this variance is to improve and beautify the entire lot.

Motion by Board Member Ambielli to approve the Variance at the location of 61 W Crest Avenue subject to staff conditions. Seconded by Board Member Hide and carried unanimously 5 – 0.

6. 2200 Fowler Grove Blvd (Medical Plaza Wall Sign) VARIANCE

Parcel ID #35-22-27-9398-01-110

Senior Planner Friedman presented a Variance request for the property located at 2200 Fowler Grove Blvd to allow a wall sign area to be 152 square feet and 33 feet in height. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members questioned the future use of the signage size and height? Staff stated this signage size and height may be used for new tenant(s), but any change in size or height requires a variance request.

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

Motion by Board Member Hawthorne to approve the Variance at the location of 2200 Fowler Grove Blvd subject to staff conditions. Seconded by Board Member Hide and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:50 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, July 10, 2023 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/s/

/s/

Recording Secretary Ellen King

Chairman Will Hawthorne