



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

1. CALL TO ORDER

Vice-Chairman Joseph Dunn, Jr 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: Vice-Chairman Joseph Dunn, Jr., and Board Members Mark Hide, Steve Ambielli, Dennis Armstrong, and Jimmy Dunn.

Absent: Chairman Will Hawthorne (excused) and Gabe Kotch (excused)

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

Attendees: Paul Jackson of 227 W. Bay Street, Cheryl Beebe of 110 Lakeview Reserve, and Keith & Jeanine Wilson of 114 N. Highland Avenue.

Prior to meeting starting Acting Chairman Dunn requested that Planning Director Carson explain the new city staff structure within the Planning Department.

2. APPROVAL OF MINUTES

Motion by Board Member Armstrong to approve the regular meeting minutes of October 3, 2022. Seconded by Board Member J. Dunn and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

- 3.** 217 W Bay Street (217 W Bay Street) **VARIANCE**
Parcel ID # 14-22-27-1728-05-191

Planning Director Carson requested that this Variance be tabled to a date uncertain.

Motion by Board Member Armstrong to table the variance for 217 W Bay Street to a date uncertain. Seconded by Board Member Dunn and carried unanimously 5 – 0.

4. 716 Garden West Terrace (716 Garden West Terrace Variances) **VARIANCE**
Parcel ID # 22-22-27-2950-00-080

Planning Director Carson presented a request to approve a Variance at the location of 716 Garden West Terrace to allow a rear yard setback of 5' in order to build a single-family home with an attached garage. Staff recommends approval of the Variance subject to the conditions outlined in the Staff Report.

Board members inquired about drainage on this lot? City Staff stated the main drainage on the site would be a pond located on the west side and drain towards the street.

Public did not have any comments for this Variance.

Motion by Board Member Hide to approve the Variance at the location of 716 Garden West Terrace subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

5. 110 Lakeview Reserve Blvd (110 Lakeview Reserve Blvd Variances) **VARIANCE**
Parcel ID # 15-22-27-4890-00-990

Planning Director Carson presented a request to approve a Variance at the location of 110 Lakeview Reserve Blvd to allow a screen room with a solid roof to be built with a rear yard setback of 18'. Staff recommends approval of the Variance subject to the conditions outlined in the Staff Report.

Neither the Board nor general public had any questions or concerns regarding this Variance.

Motion by Board Member Armstrong to approve the Variance at the location of 110 Lakeview Reserve Blvd subject to staff conditions. Seconded by Board Member Hide and carried unanimously 5 – 0.

Vice-Chairman Joseph Dunn, Jr. adjourned the meeting at 6:42 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, December 5, 2022 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