



**For More Information, Contact:**  
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## PLANNING & ZONING BOARD AGENDA

**BOARD MEMBERS:** Chairman Will Hawthorne, Vice-Chairman Steve Ambielli and board members: Dennis Armstrong, Linda Bennett, Jimmy Dunn, Mark Hide and Gabriel Kotch.

**OTHER ATTENDEES:** City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Senior Planner Shane Friedman, Planner I Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

**Agenda for May 1, 2023 at 6:30 PM**  
City Hall Commission Chambers  
300 W. Plant Street, Winter Garden, Florida

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**1. CALL TO ORDER**  
Determination of Quorum, Moment of Silence and Pledge of Allegiance

**2. APPROVAL OF MINUTES FROM THE APRIL 3, 2023 MEETING**

**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

**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

**SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

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

**VARIANCE (PUBLIC HEARING)**

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

**ADJOURN** to the next 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

POSTED: APRIL 20, 2023

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTES 286.0105: ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, WHICH SUCH WRITTEN RECORD IS NOT PROVIDED BY THE CITY OF WINTER GARDEN.

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT COLENE RIVERA, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656-4111, EXT 2021 - 48 HOURS IN ADVANCE OF THE MEETING.