



**Planning and Zoning Board
Regular Meeting Minutes
January 8, 2024**

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: Linda Bennett, Jimmy Dunn, Chloe Johnson and Mark Hide.

Absent: Chairman Will Hawthorne (excused), Board Member Jeff Ewing (excused) and City Attorney Kurt Ardaman.

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

Attendees: Frances and Frank Bailey of 449 Westpoint Garden Circle, Eric & Melinda Resella of 503 Westpoint Garden Circle, Carol Ann Keevan of 437 Westpoint Garden Circle and Noemi Percy, Dellanina of 515 Westpoint Garden Circle.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of December 4, 2023. Seconded by Board Member Johnson and carried unanimously 5-0.

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

- 3. 503 Westpoint Garden Circle (Resella Home Addition) VARIANCE
Parcel ID #22-22-27-9215-00-070**

Planning Supervisor Friedman presented a request to approve a Variance at 503 Westpoint Garden Circle to allow a rear yard setback of 15 feet to enclose a townhome patio. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about the number of existing enclosures and if the applicants will meet all building requirements during permitting? City staff stated there are approximately 20 screened enclosures amongst the 30 townhome patios, however this

variance is for a permanent exterior stucco finish. Building and Fire Departments have been consulted regarding safety concerns for this request and applicants will be required to install a fire sprinkler and egress to meet all standards of the current building code.

This item was open to the public. Frank Bailey of 449 Westpoint Garden Circle agreed with the variance.

Motion by Board Member Hide to approve the Variance of the property located at 503 Westpoint Garden Circle subject to staff conditions. Seconded by Board Member Johnson and carried unanimously 5-0.

Co-Chairman Steve Ambielli adjourned the meeting at 6:36 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, February 5, 2024 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