



**Planning and Zoning Board
Regular Meeting Minutes
May 3, 2021**

1. CALL TO ORDER

Co-Chairman Chris Lee 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 Chris Lee and Board Members Joseph Dunn, Jr., Mark Hide, and Steve Ambielli

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

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, IT Director Chad Morrill and Recording Secretary Colene Rivera and Edlyn Gonzalez.

Attendees: Daisy & Annette Orihuela, Dania Lee, Lisa Bennett, Bob Rabits, and Barbara Muzeni.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of April 5, 2021. Seconded by Board Member Hide and carried unanimously 4 – 0.

VARIANCE (PUBLIC HEARING)

**3. 139 N Highland Avenue – (Bennett Garage) Variance
14-22-27-1728-06-090**

Urban Designer Carson presented a request for a variance at the location of 139 N Highland Avenue to allow an existing single-car garage to be raised to a height of 15'-8" in lieu of the maximum permitted 12' height for accessory buildings.

Motion by Board Member Hide to approve the variance for 139 N Highland Avenue subject to staff conditions. Seconded by Board Member Lee and carried unanimously 4 – 0.

4. **320 S Main Street** – (Barnes Property) Variance
23-22-27-2888-11-067

Community Development Director Pash requested postponement of items #3 and #4 regarding the property of 320 S Main Street per owner's request. Staff recommends postponement to the June 7, 2021 Planning & Zoning meeting.

Motion by Board Member Lee to postpone the Variance and Lot Split for 320 S Main Street to the June 7, 2021 Planning & Zoning meeting at 6:30pm. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

5. **48 W Story Road** - (Arantes Residence) Variance
23-22-27-3992-00-162

Senior Planner Friedman presented a request for a variance at the location of 48 W Story Road in order to build a single-family home. The variance would allow a front yard setback of 17' 8" for an open front porch as well as a 25 ft. setback in lieu of the required 30 ft. front yard setback.

The Board questioned the reasoning for this property to be as close to the front as requested. Staff confirmed the lot size is small and a variance would be necessary regardless of a front or rear load garage elevation.

Motion by Board Member Dunn to approve the Variance for 48 W Story Road subject to staff conditions. Seconded by Board Member Hide and carried unanimously 4 – 0.

6. **1842 Morning Sky Drive** - (Muzeni Screen Room) Variance
03-23-27-1605-00-920

Senior Planner Friedman presented a request for a variance at the location of 1842 Morning Sky Drive to allow a rear yard setback of 12 ft. 6 in. in lieu of the required 20 ft. rear yard setback, in order to build a screen porch with a roof.

Motion by Board Member Ambielli to approve the Variance for 1842 Morning Sky Drive subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 4 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

7. **320 S Main Street** – (Barnes Property) Lot Split
23-22-27-2888-11-067

Motion by Board Member Lee to postpone the Variance and Lot Split for 320 S Main Street to the June 7, 2021 Planning & Zoning meeting at 6:30pm. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

Adjournment

Co-Chairman Chris Lee adjourned the meeting at 6:39 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, June 7, 2021 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/S/

Recording Secretary, Colene Rivera
on behalf of Edlyn Gonzalez, RS

/S/

Chairman, Will Hawthorne