



**Planning and Zoning Board  
Regular Meeting Minutes  
October 2, 2023**

**1. CALL TO ORDER**

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

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

**Absent:** Board Member: Chloe Johnson (unexcused)

**Staff Present:** City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Planner I Amber McDonald and Recording Secretary Ellen King.

**Attendees:** Tory Parish of 224 S Boyd Street

**WELCOME NEW MEMBER**

Chairman Hawthorne welcomed *new member, Jeffry Ewing, to the Planning and Zoning Board.*

**2. APPROVAL OF MINUTES**

***Motion by Board Member Hide to approve the regular meeting minutes of September 11, 2023. Seconded by Board Member Dunn and carried unanimously 6 – 0.***

**PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT**

**3. 12565 W Colonial Drive (WG West Colonial Commercial Development) PRELIMINARY PLAT**

Parcel ID # 24-22-27-0000-00-045

Planning Supervisor Friedman presented a request to approve the Preliminary Plat for the property located at 12565 W Colonial Drive to subdivide the property into three commercial lots and one stormwater tract. Staff recommends approval based on conditions included from the Development Review Committee.

Board members questioned Tract 1 as stormwater, right-of-way existing or dedicated, reason conceptual site plan provided, small discrepancy between conceptual site plan showing minimum 10' landscape buffer and larger plan showing minimum 15' landscape buffer and handicap signals displayed upside down on plans? City staff confirmed Track 1 is for stormwater, the right-of-way will be platted and dedicated, the conceptual site plan is provided to show setbacks based on zoning district and applies to Lot 1 and the developer will be required to abide by the required 15' landscape buffer on the South side.

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

***Motion by Chairman Hawthorne to approve the Preliminary Plat for the property located at 12565 W Colonial Drive with staff conditions. Seconded by Board Member Hide and carried unanimously 6 – 0.***

**VARIANCE (PUBLIC HEARING)**

- 4.** 224 S Boyd Street (Parish Residence) **VARIANCE**  
Parcel ID # 23-22-27-8096-00-110

Planning Supervisor Friedman presented a request to approve the Variances for the property located at 224 S Boyd Street to allow a new single-family home to be located 20 feet from the front property line, an accessory building to be located 10 feet from the rear property line, a roof peak height of 16 feet and wall height of 10 feet. Staff recommends approval with staff conditions.

Board members questioned setbacks in R-2 zoning vs. R-1 zoning, if variances fall in line with the previous approval a few years ago, requested height reason, accessory building purpose and variances to setbacks? City staff stated R-2 zoning setback are determined as a percentage of the lot depth and R-1 has a set standard. The applicant, Tory Parish of 224 S Boyd Street, explained the previous approval in 2015/2016 had the architectural structure placed deeper into the lot and the current submittal has two structures planned for middle of the lot, the accessory building roof slope will match the house roof slope for aesthetics and the accessory building will be a pool bath with studio open space. City staff also noted these variances are similar to residences in the area and the higher roof peak looks aesthetically pleasing to match the house.

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

***Motion by Co-Chairman Ambielli to approve the Variances at the property located at 224 S Boyd Street with staff conditions. Seconded by Board Member Hide and carried unanimously 6– 0.***

Chairman Will Hawthorne adjourned the meeting at 6:43 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, November 6, 2023 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

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Recording Secretary Ellen King

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Chairman Will Hawthorne