



**Planning and Zoning Board
Regular Meeting Minutes
February 2, 2026**

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 and Board Members: Linda Bennett, Myron Brown, Jimmy Dunn and Jeff Ewing.

Absent: Co-Chairman Steve Ambielli (excused) and Board Member TJ Ryan (excused).

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

Attendees: Euribiades Cerrud of Cerrud Law, Valneida Arrais and Anna Karine Cruz of Bright Abilities Academy, Debbie Whalen of Diocese of Orlando and William Hockensmith of Florida Engineering Group, Inc.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of January 5, 2026. Seconded by Board Member Ewing and carried unanimously 5 – 0.

3. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

3.A. 1220 Winter Garden Vineland Road, Suite 100 (Bright Abilities Academy)
SPECIAL EXCEPTION
Parcel ID # 26-22-27-3981-00-010

Senior Planner Conatser presented a Special Exception request for the property located at 1220 Winter Garden Vineland Road, Suite 100 for operation of a school. Staff recommends approval subject to staff conditions.

Board members inquired if there were any other vacancies within the development, if staff observed the operation on a regular work day, if approved is this Special Exception limited solely to this suite and this school, questioned the location of the ten shared parking spaces, if the property owner was aware of this request, are there any other

uses like this school within this complex, does staggering the drop-off and pick-up of students prove effective? Board members requested staff be mindful of the traffic flow and traffic backing up onto SR 535 when cars are in line waiting for student pick-up. City staff stated they are not aware of any particular vacancies, yes observation was during a regular work day, confirmed this Special Exception Permit is limited to this suite and this use. City Staff stated the specific details are listed in the staff report including capacity, the employees and any other conditions; ten parking spaces are shown in white on the Circulation Plan; yes the Property Owner is aware and gave their authorization as part of Special Exception Permit Application; no other schools like this are offered in this complex; and the city has not received any complaints from other schools that require staggered pick-up of students. City staff will be mindful of traffic stacking onto the main road.

The General Public did not have any comments or questions about this item.

Motion by Board Member Bennett to approve the Special Exception at the location of 1220 Winter Garden Vineland Road, Suite 100 subject to staff conditions. Seconded by Board Member Brown and carried unanimously 5 – 0.

4. SITE PLAN

4.A. 1211 Winter Garden Vineland Road (Resurrection Catholic Church Renovations)
SITE PLAN (PARKING AREA)
Parcel ID #12-22-27-6496-29-010

Planner McDonald presented a Site Plan request for a reduction of required paved parking spaces for the property located at 1211 Winter Garden Vineland Road which would allow grass parking to accommodate the required space counts for the church expansion. Staff recommends approval subject to any staff conditions.

Board members inquired about the existing pavement shown on the site plan, phasing plan for the demolition of parking, if the grass parking is generally for the church and not used daily as part of school and church office, are the 43 paved spaces to serve the daily uses of the school and church office, how will the grass in the grass parking area stay alive, will the grass parking spaces have wheel stops and does this relate to the new stormwater rule to balance the impervious areas? Bill Hockensmith, representative of Resurrection Catholic Church, explained the layout of the parking lot, driveways, circulation and improved stacking for pick up during church and school service; demolition of parking will be done half a parking lot at a time and this site is working with another school down the street on a parking agreement with Daniels Office Park. Debbie Whalen of Diocese of Orlando, representing the Owner, stated there are limited operations day-to-day Monday through Friday and the 43 paved parking spaces were enough including 6 to 8 visitor spaces. The grass area is usable now with plans for improvement to include wheel stops and yes, this Site Plan is related to the new stormwater rule.

The General Public did not have any comments or questions about this item.

Motion by Board Member Hawthorne to approve the Site Plan at the location of 1211 Winter Garden Vineland Road subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:50 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, March 2, 2026 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

Steve Ambielli on behalf of Chairman Will Hawthorne