



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

1. CALL TO ORDER

Vice-Chairman Steve Ambielli called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:33 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance. Quorum was declared present.

Present: Vice-Chairman Steve Ambielli and Board Members: Linda Bennett, Myron Brown, Jimmy Dunn and TJ Ryan.

Absent: Chairman Will Hawthorne (excused) and Board Member Jeff Ewing (excused).

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

Attendees: Larry Poliner of RCE Consultants, Tillman of 876 McKinnon Square, Ilya Zagarguk and Stan Ridefry of UKA Development, Shawn Dafron of Winter Garden Flex LLC; Jerry Miller, Kelly Miller and James Costello of J&J Building, Gail Wisniewski of 903 Colie Alley, Sharon MacArthur of 711 Valencia Court, Sheri Loiacono of 15150 E Oakland Avenue, Jourdan Robertson of 918 Trowman Alley, Patrick Hails of Hails Properties, Jay Heckendorn Telenda of 835 Rhett Street, Shannon Till of 617 S Boyd Street, Antonino Azzizzo of 949 Celadon Street and Jason Sullivan of Orlando Outdoor Living.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of February 2, 2026. Seconded by Board Member Bennett and carried unanimously 5 – 0.

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

3.A. 1325 E Fullers Cross Road & 1414 East Crown Point Road (New Life Slavic Church)
ANNEX, FLU & REZONING
Parcel ID # 12-22-27-0000-00-002 & -045

Senior Planner Conatser presented a request to Annex, update the Future Land Use Map and Rezone the properties located at 1325 E Fullers Cross Road and 1414 East Crown Point Road from A-1 (Citrus Rural District) to PUD (Planned Unit Development) for

church/religious use only. Staff recommends approval of Ordinance 26-01, 26-02 and 26-03.

Board members inquired about the number of attendees at the Community Meeting, if notifications were sent to adjacent property owners and to properties outside the city limits and if a traffic study was done? City staff stated approximately 10 – 15 people attended the Community Meeting, confirmed notifications were sent to adjacent property owners and to properties outside the city limits and confirmed a traffic study was done as part of the Planned Unit Development review.

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

Motion by Board Member Bennett to approve the Annexation, Future Land Use and Rezoning at the property located at 1325 E Fullers Cross Road and 1414 East Crown Point Road subject to staff conditions. Seconded by Board Member Brown and carried unanimously 5 – 0.

3.B. 761, 765, 771 & 775 Garden Commerce Parkway (Winter Garden Flex) - FLU & RZ
Parcel ID # 24-22-27-9387-23-0000

Senior Planner Conatser presented a request to update the Future Land Use Map and Rezone the properties located at 761, 765, 771 & 775 Garden Commerce Parkway from PID (Planned Industrial Development) to PCD (Planned Commercial Development). Staff recommends approval of Ordinances 26-06 and 26-07.

Board members inquired about prohibited uses other than outside storage by rezoning to PCD, if more intensive parking uses were considered that would trigger needing more parking spaces and complimented staff and property owner for coming up with a good solution to allow mixed-use development. City staff stated in addition to the prohibited uses listed in the PID, there are several other prohibited uses listed in Ordinance 26-07 and these uses are all similar in intensity.

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

Motion by Board Member Bennett to approve the Future Land Use and Rezoning of the properties located at 761, 765, 771 & 775 Garden Commerce Parkway subject to staff conditions. Seconded by Board Member Ryan and carried unanimously 5 – 0.

3.C. 15411, 15540 & 15541 E Oakland Avenue & 841 Tilden Oaks Trail (Oakland Park Unit 5) REZONING
Parcel ID # 21-22-27-6100-16-000, -16-007, -15-000 & -04-780

Planning Supervisor Friedman presented a request to Rezone the properties located at 15411, 15540 & 15541 E Oakland Avenue and 841 Tilden Oaks Trail from PUD (Planned Unit Development) to PCD (Planned Commercial Development) to permit the development of four mixed-use buildings with commercial uses on the bottom floors and residential uses on the second floors; commercial will be 12,515 square feet in size, and the second floor of each building will have four dwelling units. Staff recommends approval of Ordinance 26-09.

Board members inquired if there was a follow-up meeting to the December 4, 2024 Community Meeting where attendees gave some feedback, if a traffic study was done and what uses it was based on, if quantity of parking had been checked base on city requirements, was residential use always proposed for this development, since pulling out of the PUD are the residential units still part of the greater Homeowner Association (HOA), are these rental units and are there any restrictions of business operations or hours for commercial aspect? City staff stated a follow-up Community Meeting was not warranted with the majority in support of the change, confirmed a traffic study was done with uses based on office/ retail/ residential, parking was checked and meets all city requirements, residential aspect was always included for this development, residential units will still be part of the Oakland Park HOA subject to the Covenants, Conditions & Restrictions (CC&R) with the property owner responsible to pay the HOA dues, and confirmed these would be rental units. Kelly Miller, representative of J&J Building, acknowledged there is a document with listed uses and specific hours of operations that was recorded in January 2020, restricting hours of operation to 11:00 pm on the weekend. City staff stated they will review the document and ensure stipulations are consistent with what has already been agreed to.

This item was opened to the public. Jourdan Robertson of 918 Trowman Alley (McKinnon Square) noted the flow of traffic into their neighborhood was a main concern.

Motion by Board Member Dunn to approve the PCD Rezoning of the properties located at 15411, 15540 & 15541 E Oakland Avenue and 841 Tilden Oaks Trail subject to staff conditions also adding in the time restrictions from 7:00 am to 11:00 pm subject to the Covenants, Conditions & Restrictions not speaking to the timeframes. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

4. VARIANCE (PUBLIC HEARING)

4.A. 14190 Jomatt Loop (Ishman-Pergola) VARIANCE
Parcel ID # 27-22-27-1961-01-180

Senior Planner Conatser presented a Variance request for the property located at 14190 Jomatt Loop to allow a covered patio area (pergola) with outdoor kitchen having a rear

yard setback of 5 feet – 9 inches. Staff recommends approval subject to staff conditions.

Board members commented it is nice to see letters of approval submitted from surrounding neighbors.

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

Motion by Board Member Ambielli to approve the Variance at the location of 14190 Jomatt Loop with the finding of compliance with City Code Section 118-131 and subject to staff conditions. Secoded by Board Member Brown and carried unanimously 5 – 0.

4.B. 617 S Boyd Street (Till Variance) VARIANCE
Parcel ID # 23-22-27-3992-00-080

Senior Planner Conatser presented a Variance request for property located at 617 S Boyd Street to allow a front yard setback of 20 feet and a side yard setback of 5 feet to construct a new single family residential structure on the vacant property. Staff recommends approval subject to staff conditions; however, the Applicant provided an additional elevation which staff does not support but would like to work with the applicant to revise this proposed elevation that staff could support and approve.

Board members inquired about the location of the backyard tree, if there is assurance this tree could be saved and if the smaller oak in the front yard could be saved? City staff stated in addition to the 20 feet setback, the staff, arborist and applicant have all agreed to do pier and beam construction to elevate the structure to allow the roots to receive water needed to protect the tree and the oak in the front would remain.

This item was opened to the public. Patrick Hails of Hails Properties, representative for Property Owner agreed to staff recommendations and will work with Planning staff on the architectural concept of the home.

City staff clarified, applicant submitted with the Variance application a rendering that staff would support. However prior to this P&Z meeting, the applicant emailed a more detailed construction elevation that staff could not support and it would have to substantially comply with the rendering previously submitted. Staff is willing to work with the applicant to alter the elevation to what they had originally submitted. City staff stated part of staff's recommendation for approval of this Variance is the mitigating criteria of saving the tree, heightened architectural standards that make accepting the deviation from the code acceptable and wants the applicant to agree to continue to work with city staff. Patrick Hails and Shannon Till stated they will work with staff moving forward.

Motion by Board Member Dunn to approve the Variance at the location of 617 S Boyd Steet with the finding of compliance with City Code Section 118-131 and subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 5 – 0.

4.C. 711 Valencia Court (MacArthur Residence) VARIANCE
Parcel ID # 15-22-27-8842-00-280

Planning Supervisor Friedman presented a Variance request for property located at 711 Valencia Court to allow a rear yard setback of 19.5 feet to build an addition on a single-family home. Staff recommends approval subject to staff conditions.

Neither the Board nor the Public had any comments or questions for this item.

Motion by Board Member Bennett to approve the Variance at the location of 711 Valencia Court subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

Vice-Chairman Steve Ambielli adjourned the meeting at 7:33 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, April 6, 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

Chairman Will Hawthorne