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Planning and Zoning Board Agenda

Board Members: Chairman Will Hawthorne, Vice-Chairman Steve Ambielli, Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.

Other Attendees: City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

Agenda for July 6, 2026 at 6:30 PM

City Hall Commission Chambers
300 W. Plant Street, Winter Garden, Florida

1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

2. Approval of Minutes

A. Minutes from June 1, 2026 Meeting

3. Variance (Public Hearing)

A. Lindzlu Street - 1615 (Mahaise Lanai Screen Room) VARIANCE
Parcel ID # 12-22-27-1318-01-290

B. Tilden Street E - 165 (Sharp Residence) VARIANCE
Parcel ID # 14-22-27-0000-00-013

C. Woodland Street N - 422 (Bennett Carport) VARIANCE
Parcel ID # 14-22-27-9388-01-040

D. Boyd Street S - 615 (Angamaraca Variance) VARIANCE
Parcel ID # 23-22-27-3992-00-060

4. Preliminary Plat / Final Plat / Lot Split

A. Boyd Street S - 615 (Angamarca Lot Split) LOT SPLIT
Parcel ID # 27-22-23-3992-00-060

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, August 3, 2026 at 6:30 p.m.
in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: June 23, 2026

Please Note: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.



DRAFT

**Planning and Zoning Board
Regular Meeting Minutes
June 1, 2026**

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:35 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, Vice-Chair Steve Ambielli and Board Members: Myron Brown, Jeff Ewing and TJ Ryan.

Absent: Board Members: Linda Bennett (excused) and Jimmy Dunn (excused).

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

Attendees: Karen Beeke of SKELF Enterprise, Christopher Jeune of Botero Carts and Donna Gallo & Matthew Henry of 1023 Sadie Lane.

2. APPROVAL OF MINUTES

Motion by Board Member Ambielli to approve the regular meeting minutes of May 20, 2026. Seconded by Board Member Brown and carried unanimously 5 – 0.

3. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

**3.A. 88 Broad Street (Botero Carts) SPECIAL EXCEPTION
Parcel ID # 23-22-27-7824-00-140**

Senior Planner Conatser presented a Special Exception request for the property located at 88 Broad Street to allow golf cart sales and service on the property. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired if Special Exceptions had been issued for prior uses, if the test drive area will allow storage for carts or just the delivery truck and trailer, are the surrounding streets golf cart approved and requested an explanation of the fenced-in test drive area. City staff stated the previous bus operation had a Special Exception, storage of golf carts are only allowed inside the building, surrounding streets are not golf cart approved and since test driving on the streets would not be allowed the applicants have requested a test drive area onsite.

No one from the Public had any questions or concerns regarding this item.

Motion by Board Member Ewing to approve the Special Exception at the location of 88 Broad Street subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

4. VARIANCE (PUBLIC HEARING)

**4.A 1023 Sadie Lane (Gallo Screen Room) VARIANCE
Parcel ID # 11-22-27-3897-00-080**

Planning Supervisor Friedman presented a Variance request for property located at 1023 Sadie Lane to allow a rear yard setback of 12 feet to build a screened in patio. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired if the screened in patio area would be the existing footprint and if letters from neighbors were received? City staff confirmed it is the same footprint and applicant had received letters of support from neighbors.

No one from the Public had any questions or concerns regarding this item.

Motion by Board Member Hawthorne to approve the Variance at the location of 1023 Sadie Lane subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 5 – 0.

5. ORDINANCES

5.A Ordinance 26-17 - Code Amendment – Accessory Buildings & Structures

Planning Director Carson presented Ordinance 26-17 to amend multiple sections of the City of Winter Garden's Land Development Code to clarify standards for accessory structures and accessory buildings and formally expand where accessory dwelling units (ADUs) are permitted throughout the City. The ordinance allows ADUs as a permitted accessory use in several residential zoning districts including R-1A, R-1, R-1B, R-2, R-4, R-5, R-NC, RNC-2, PUD, UVPUD, and CAPUD districts, subject to specific development standards. This ordinance also updates and refines definitions for accessory buildings, accessory structures, detached garages, front porches and principal structures to improve clarity, consistency and administration of the City's Code. Staff recommends approval of Ordinance 26-17.

Board members were in favor of the homesteaded properties idea mentioned in the ordinance, inquired about period of time it takes to obtain a homestead and if the changes came about regarding rear yard garage issues within the traditional downtown area, does the PUD ordinance overrule this ordinance, are ADU standards in place to meet code and how does the city plan to regulate converting an existing built structure into an ADU? City Attorney Ardaman explained homestead requirements. City staff explained the driving force for the change was to clean up a couple of aspects of the accessory structure code with the detached garages being a primary issue. While exploring this issue, there were a couple of potential State Law changes that may open the door for ADUs and the city wanted to be pro-active by imposing the city's own set of regulations. Confirmed PUD ordinances will overrule this ordinance, confirmed standards are in place and the State of Florida also has regulations in place regarding short term vacation rentals and a lot of regulations for Air B&Bs and vacation rentals. Local municipalities are not allowed to regulate short term and Air B&B rental properties and so it would be superseded by State

Regulations and the city would follow those provisions. If it turned into a rooming house for example, we would have regulations to enact Code Enforcement to prevent this and currently there is no registrations in place for tracking these situations.

No one from the Public had any questions or concerns regarding this item.

Motion by Board Member Ewing to recommend Ordinance 26-17 Code Amendment for Accessory Buildings & Structures to move forward to City Commission. Seconded by Board Member Ryan and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:53 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, July 6, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

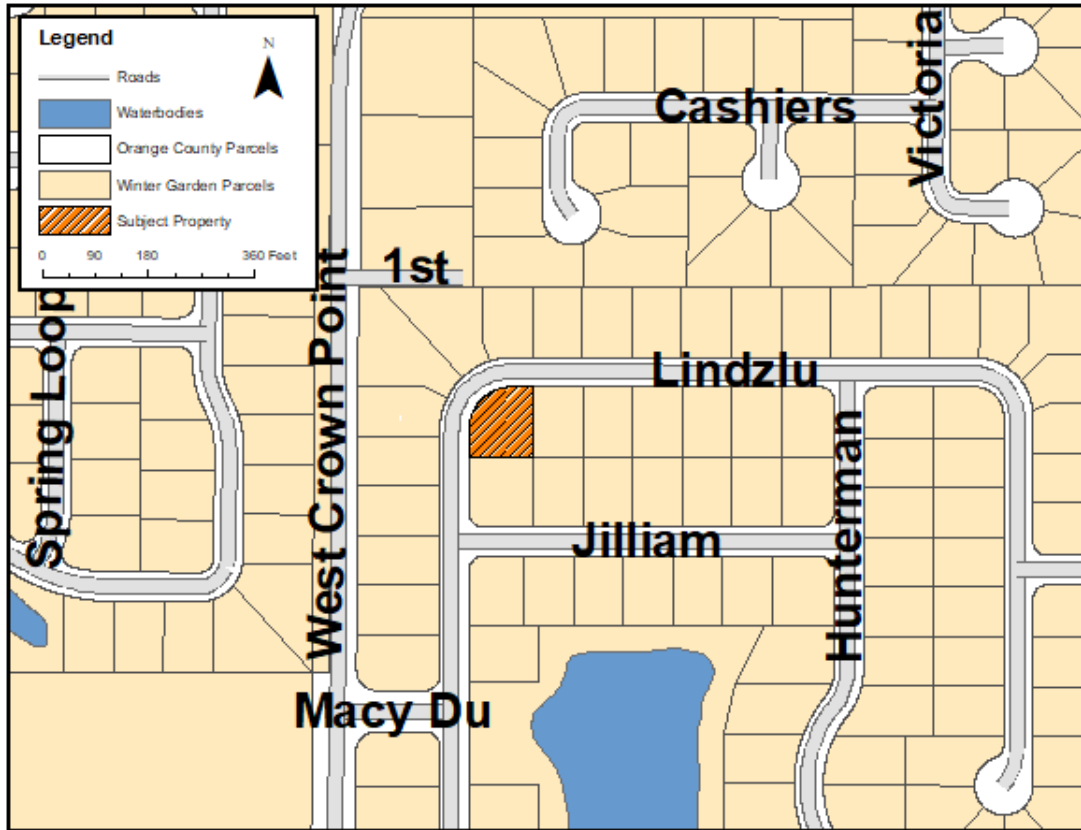
Recording Secretary Ellen King

Chairman Will Hawthorne

LOCATION MAP

1615 Lindzlu Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

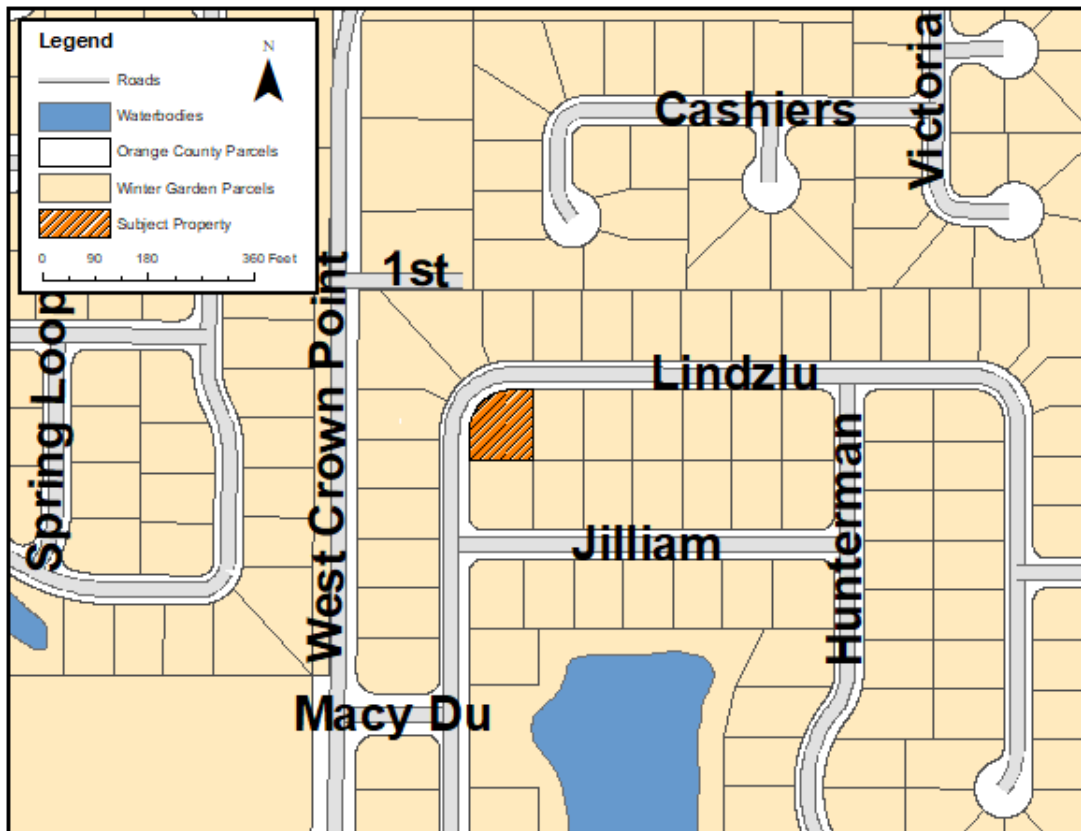
300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: July 6, 2026
SUBJECT: VARIANCE
1615 Lindzlu Street (0.28 +/- ACRES)
PARCEL ID # 12-22-27-1318-01-290
APPLICANT: Indira Mahaise (owner)

The purpose of this report is to evaluate the request for a variance for the property located at 1615 Lindzlu Street in Winter Garden, Florida. The request is to allow a 13.2 foot rear yard setback in lieu of the required 24.5 foot rear yard setback minimum to construct a covered screen addition.

The Property is approximately 0.28 +/- acres in size, zoned R-1, Residential District and designated Low Density Residential on the City Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits.



EXISTING USE

The Property is developed with a 3,916 +/- square foot single family residence.

ADJACENT LAND USE AND ZONING

The property is surrounded by R-1 Residential zoning, developed as single family residential homes and designated Low Density Residential on the City Future Land Use Map. All properties are located within the City of Winter Garden’s jurisdictional limits.

PROPOSED USE

The applicant is requesting a 13.2 foot rear yard setback to allow for the addition of a 15-foot by 40-foot covered screen room addition attached to the existing covered lanai at the rear of the house.

The property is a corner lot. While the house is approximately 49 feet from the side property line and creates a significant side yard, the alignment of the house does not provide the space to accommodate a typical attached screen room to the rear. The applicant would like to attach the proposed addition to the rear of the house and the existing covered lanai to maintain a consistent streetscape along the side.

CODE REFERENCE

Section 118-308. of the City Code of Ordinances addresses minimum yard requirements for the R-1 zoning district. This section states:

In the R-1 single-family residential district, the minimum yard requirements are as follows:

- (1) Single-family.
 - a. Front: 30 feet
 - b. Side: 10 feet (Side Corner: 15 feet)
 - c. Rear: 20 percent depth of lot.

The applicant is seeking a variance to the rear yard setback for the attached covered screen room.

The applicant has provided letters of “no objection” to the proposed covered screen room from the direct adjacent neighbors. The letters are attached to the staff report.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (1) *Granting the variances will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The applicant would like to construct the proposed attached covered screen room to the rear of the house. The proposed attached covered screen room will meet required side yard setbacks but cannot meet required rear yard setbacks without the variance. The covered screen room has been designed with a screen to reduce “interference” and help provide continued “reasonable enjoyment” of the rear yard for the nearby property owners. The proposed covered screen room should not “negatively impact the standard of living” provided the applicant follows all required conditions as set forth by the staff and city

code.

(2) The variances will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variance does not change the residential nature of the property. A screen room attached to the rear of a single-family house is a typical attached structure on many residences in the City and the size of the proposed attached screen room is not out of character with rear attached structures on other properties located within the residential neighborhood.

(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variances outweigh the benefits under this criteria if the variances were denied;

Strict compliance with the City's land development regulations will not further any legitimate City objective. The proposed attached screen room will meet all other City requirements regulating residential additions.

(4) The granting of the variances is consistent with the city's comprehensive plan; and

The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character.

(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.

The requested variance is the minimum variance that will make reasonable use of the land and allow the property owner continued enjoyment of the rear yard without impact to surrounding neighbors. Denying the variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of the variance to Section 118-308 c. to allow the construction of an attached screen room with a 13.2 rear yard setback for the property at 1615 Lindzlu Street, subject to the following conditions:

1. This approval is for the addition of the attached screen room in the rear of the property.
2. The addition shall be constructed in accordance with the Design Specifications as attached and as submitted by the applicant.
3. The applicant will obtain all required zoning and building permits from the Planning and Zoning Department and Building Department prior to construction of the attached screen room.
4. The applicant will note all conditions of the variance on the plans for the attached screen room.
5. The addition of the attached screen room will not be enclosed as air conditioned space.

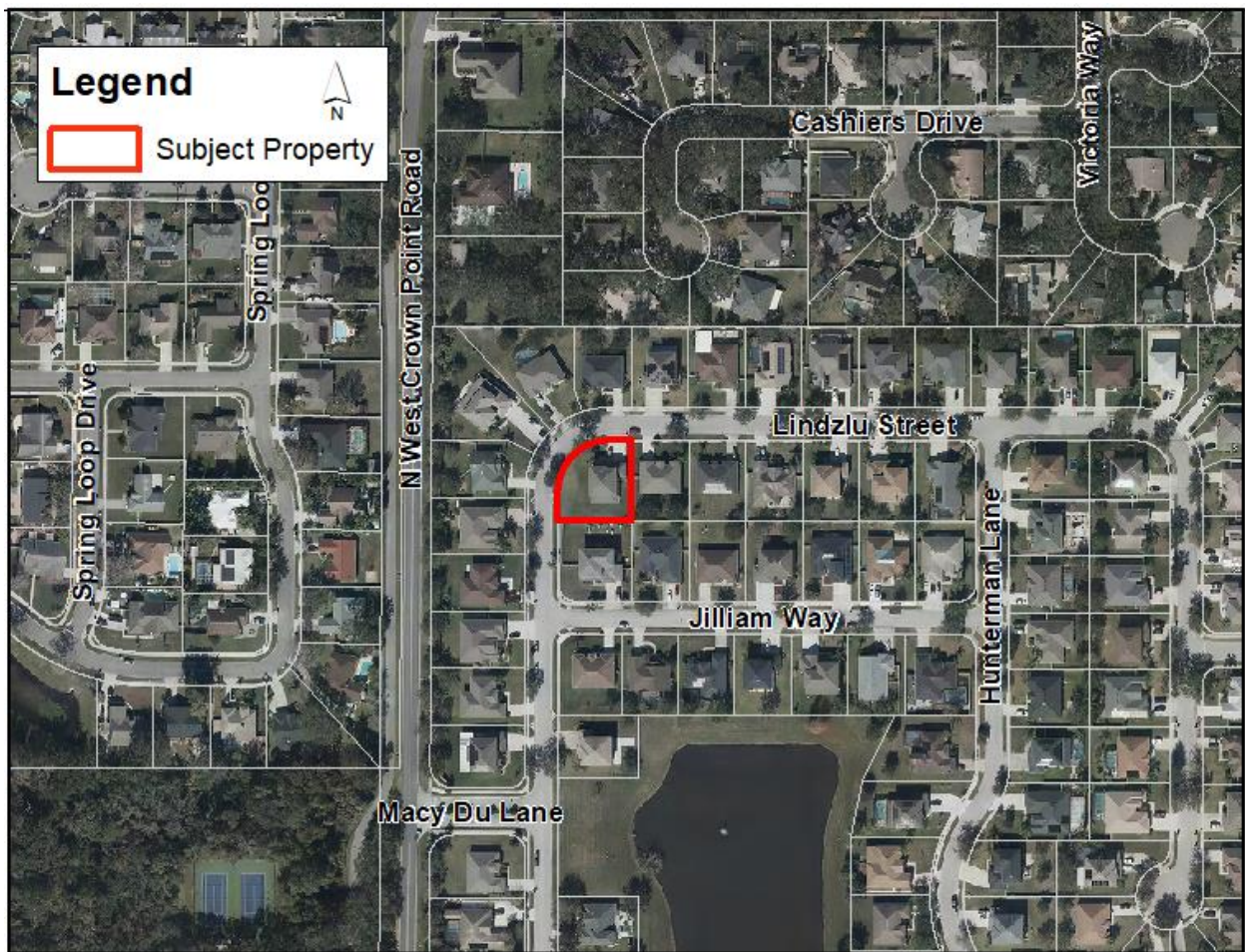
NEXT STEP

Follow all City regulations and apply for required zoning and building permits.

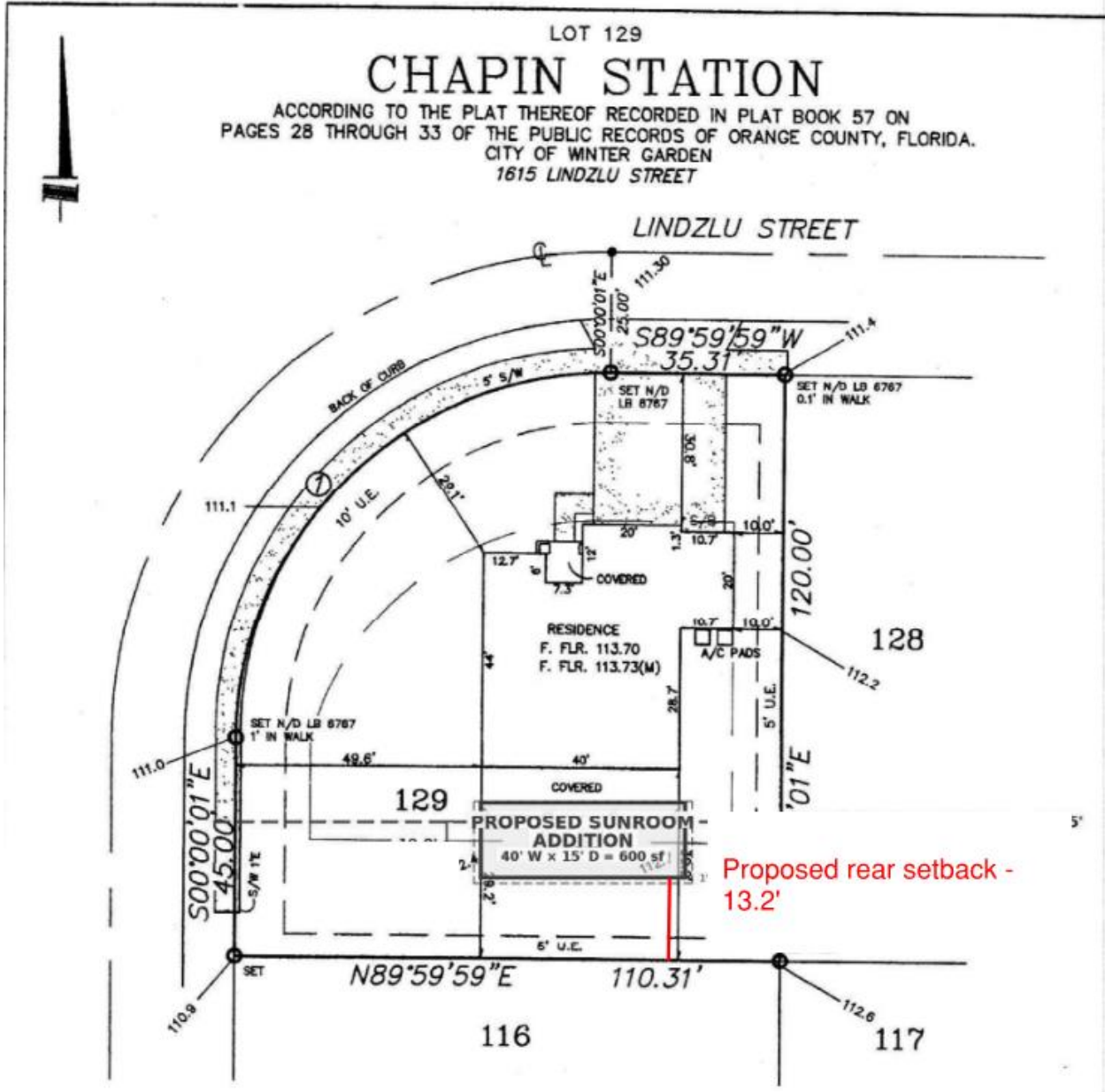
ATTACHMENTS

- Aerial Photo
- Survey with proposed setbacks
- Design Specifications
- Site Photos
- Letters of No Objection

Aerial Photo
1615 Lindzlu Street

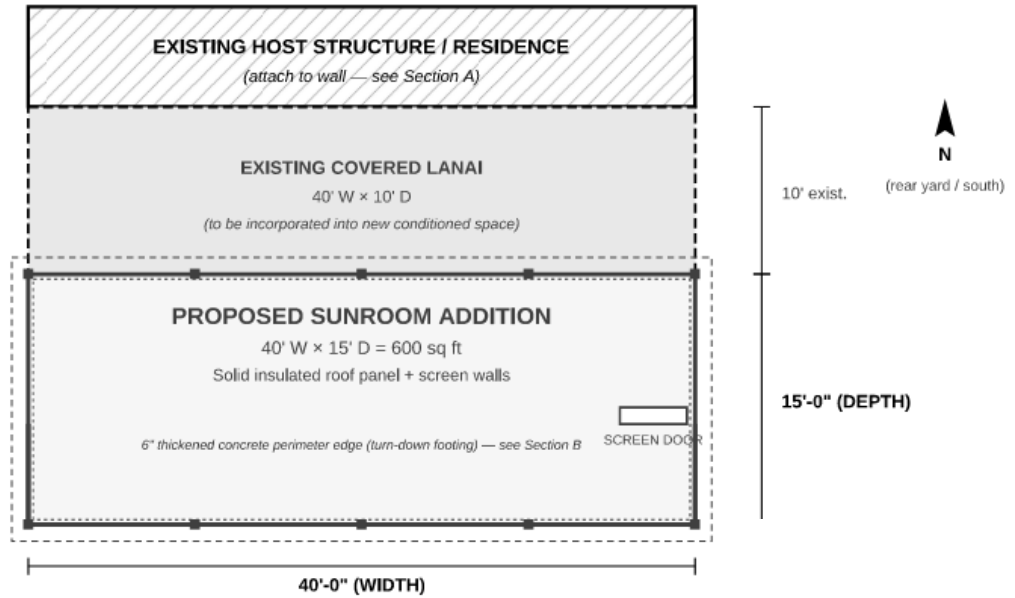


Survey with proposed setback
1615 Lindzlu Street

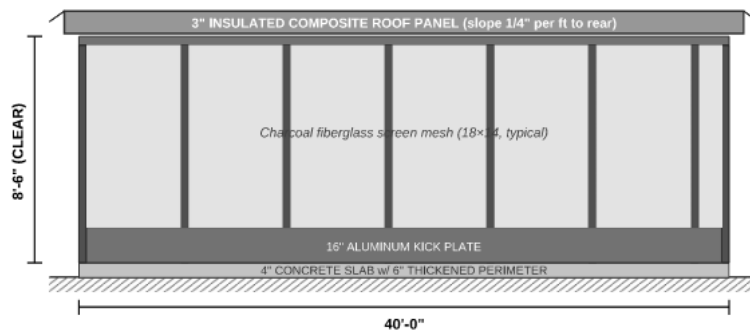


Design Specifications

PLAN VIEW

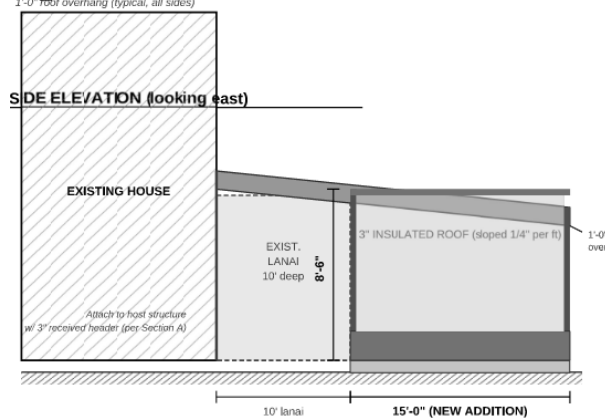


FRONT ELEVATION (looking north toward house)



1'-0" rftd overhang (typical, all sides)

SIDE ELEVATION (looking east)



Site Photos

1615 Lindzlu St front and side/rear view





Letters of No Objection

1542 Lindzlu Street
Winter Garden, FL 34787

June 3, 2026

To Whom it may concern.

This letter serves as a declaration that the undersigned hereby proclaims that he has no opposition to Ms. Indira Mahaise extending her home by adding on to the existing structure. We have no concerns and would like to wish her well in this new phase of construction.

It is my hope that the City of Winter Garden grants Ms. Mahaise the necessary permits and other requested permission to perform the necessary work that needs to be done for that addition to her existing home.

Sincerely,



Lallbachan Hardeen

1621 Lindzlu Street
Winter Garden, FL 34787

June 10, 2026

To Whom It May Concern:

My name is Shawn Hundertmark, and I live next door to Roop and Indira Mahaise at 1615 Lindzlu Street in Winter Garden.

I understand that they are requesting a setback variance from the City of Winter Garden for their screen lanai extension project to their property. They have spoken to me about the project, and I appreciate being informed about what they are planning.

Based on what has been shared with me, I am comfortable with the request and have no objection to the variance being approved. I am happy to provide this letter in support of their application.

Thank you for your consideration.

Sincerely,



Shawn Hundertmark

1015 Jilliam Way
Winter Garden, FL 34787

June 15, 2026

To Whom It May Concern:

I, Mark Kaufmann, am the owner of the property located near the rear of the 1615 Lindzlu Street, Mr. and Mrs. Mahaise residence.

I have been made aware that Indira Mahaise is seeking a setback variance from the City of Winter Garden for proposed improvements to the property. Based on the information shared with me, I understand the nature of the request and the location of the proposed improvement.

I am writing to confirm that I do not have any objection to this variance request and am supportive of the application as presented.

I wish them all the luck, and I am excited to see this when it's finished.

Sincerely,



Mark Kaufmann

Kevin and Rachel Ault
1009 Jilliam Way
Winter Garden, FL

To: City of Winter Garden, Variance Dept

Re: Mahaise Variance Application

Dear Sir/Madam:

The Mahaise family spoke to me in regards of the proposed modification to their residence. They have informed me of their intention to extend their lanai with an insulated roof and screen it entirely. Given that their property is behind mine, I have carefully considered the impact of these changes.

I have no objection to the requested variance for this project. I believe the proposed improvements will enhance the visual appeal and functionality of their property.

Therefore, I support their application for approval and hope that their request is granted.

Thank you for considering my support.

Thank you.

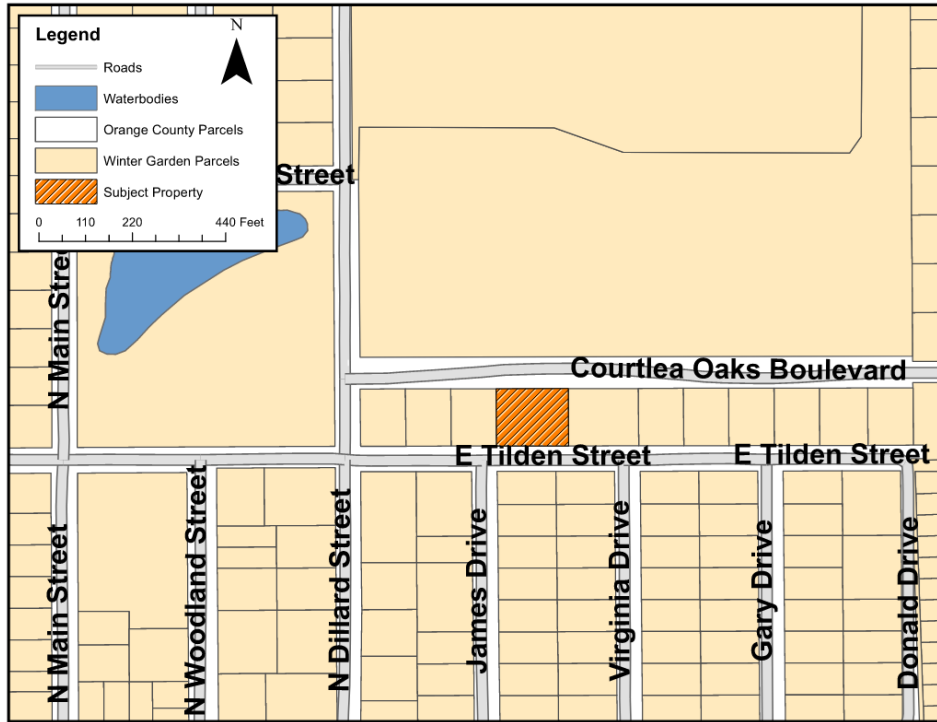


Kevin Ault

LOCATION MAP

165 E Tilden Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

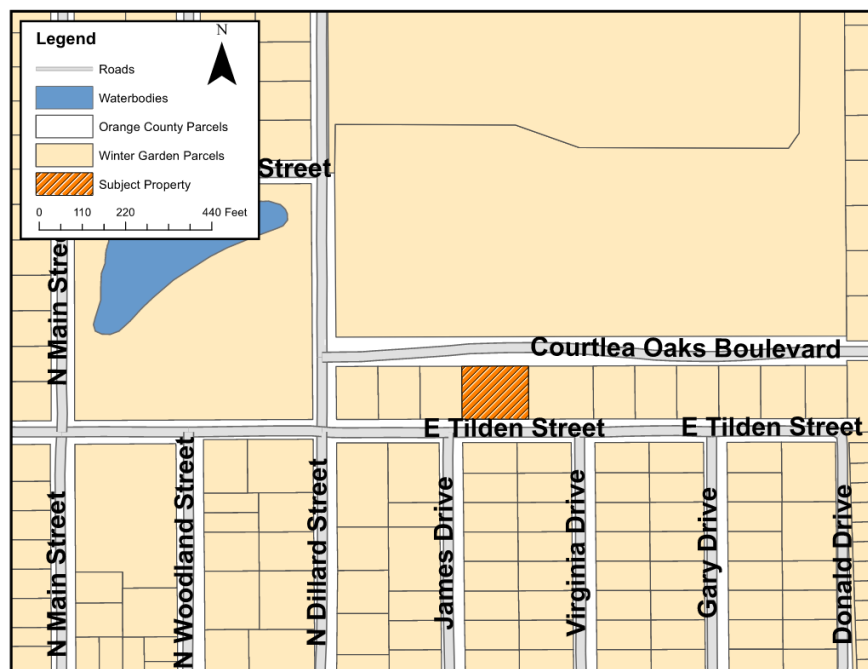
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: JULY 6, 2026
SUBJECT: VARIANCE
165 E Tilden Street (0.52 +/- ACRES)
PARCEL ID # 14-22-27-0000-00-013

APPLICANT: Christopher Sharp

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for property located at 139 N Highland Avenue in Winter Garden, Florida. The request is to allow a detached garage to have a wall height of 13 feet in lieu of the 9-foot height maximum and a roof peak height of 20-feet in lieu of the 12-foot height maximum, as well as, a 28.33 foot front yard setback, in lieu of the required 30-foot minimum front yard setback, in order to build a covered front porch.

The subject property, located at 165 E Tilden Street, is an approximately 0.52 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-1 (Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a 3,520 +/- square foot one-story single-family residence.

ADJACENT LAND USE AND ZONING

The properties located to the east and west of the subject property are developed with single-family residences, are zoned R-1, and are located in the City of Winter Garden’s jurisdictional limits. The properties to the south are developed with single-family homes, are zoned R-2, and are located in the City of Winter Garden’s jurisdictional limits. The property to the north is Courtlea Oaks Blvd. Dillard Street Elementary School is located north of Courtlea Oaks Blvd, is zoned R-1, and is within the City’s jurisdictional limits.

PROPOSED USE

The applicant is requesting the variance to allow the construction of a 704 square foot detached garage and the addition of a 145 square foot covered porch to the front of the home. The proposed variances were previously approved by the Planning and Zoning Board on February 3rd, 2025, however they have since expired. This request has changed slightly as the square footage of the proposed front porch was reduced in size from the previous approval. The original proposal called for a 225 sf front porch and the new proposed porch is 145 sf.

CODE REFERENCE

Sec. 118-1310(b) of the City Code of Ordinances addresses requirements for accessory buildings and accessory structures. This section states,

...

(b) General requirements...

...

Accessory buildings shall be designed to blend aesthetically with the principal building. Detached accessory building walls shall not exceed nine feet in height, and roof peaks shall not exceed 12 feet in height.

Sec. 118-308(1)(a) of the City Code of Ordinances addresses minimum yard requirements for R-1 single-family residential district. This section states,

- (1) Single-family.
 - a. Front: 30 feet.
 - b. Side: ten feet each.
 - c. Rear: 20 percent of depth of lot.

The applicant is seeking a variance to the maximum height requirements for accessory buildings and the front yard setback of a single-family home.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development

regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (1) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

Detached Garage: The height of the detached garage should not interfere with the reasonable enjoyment of adjacent properties. The garage is maintaining all required setbacks of the primary structure and is shorter than that of the primary structure by almost four feet.

Front Porch: The front porch is facing the right-of-way and is located at the center of a large 170-foot-wide lot. The front porch setback will add curb appeal, allow the applicant to enjoy the front of their property, and should not interfere with or negatively impact anyone’s standard of living.

- (2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

Detached Garage: Detached garages are typical of single-family homes and can be found on both large and small lots. The applicant’s property is half an acre in size and the detached garage should not look out of character. The garage will also be built with similar façade elements and fenestration as the primary structure.

Front Porch: Houses with open front porches are not out of character for single-family homes and are in fact preferred for their curb appeal and neighborhood charm. Unless there are significant impediments to constructing a front porch they are typically encouraged.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Detached Garage: Denying a variance for the height of a detached garage that is reasonably located in the side or rear yard, and which can otherwise be occupied by the primary structure as an addition, does not benefit the city. Strict compliance with the City’s land development regulations will not further any legitimate City objective.

Front Porch: Denying the front porch setback, which will still be reasonably setback over 28 feet, does not benefit the city. Strict compliance with the City’s land development regulations will not further any legitimate City objective.

- (4) *The granting of the variance is consistent with the city's comprehensive plan; and*
The variance is consistent with the provisions of the City’s Comprehensive Plan relating to low density residential neighborhood character.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

Detached Garage: The detached garage is occupying the same space that would be approved by right if it were the primary structure and expanding the home with a much larger roof and house footprint is unnecessary, particularly on such a large property. The variance requested is the minimum variance that will make reasonable use of the land.

Front Porch: In order to have a front porch the applicant must request a front yard setback variance, but the request is quite minor with the setback being 28.58 feet in lieu of 30 feet. The variance requested is the minimum variance that will make reasonable use of the land.

SUMMARY AND STAFF RECOMMENDATION

City Staff recommends approval of a variance to Sec. 118-308(1)(a) and Sec. 118-1310(b) for the property located at 165 E Tilden Street, to allow a detached garage to have a wall height of 13 feet in lieu of the 9-foot height maximum and a roof peak height of 20-feet in lieu of the 12-foot height maximum, as well as, a 28.33 foot front yard setback, in lieu of the required 30-foot minimum front yard setback, in order to build a covered front porch, with the following conditions:

- 1) The garage and front porch will be built consistent with the site plan and building elevations as provided by the applicant.
- 2) The garage style and materials shall be consistent with and complementary to the primary structure.

NEXT STEPS

Follow all City regulations and apply for building permits.

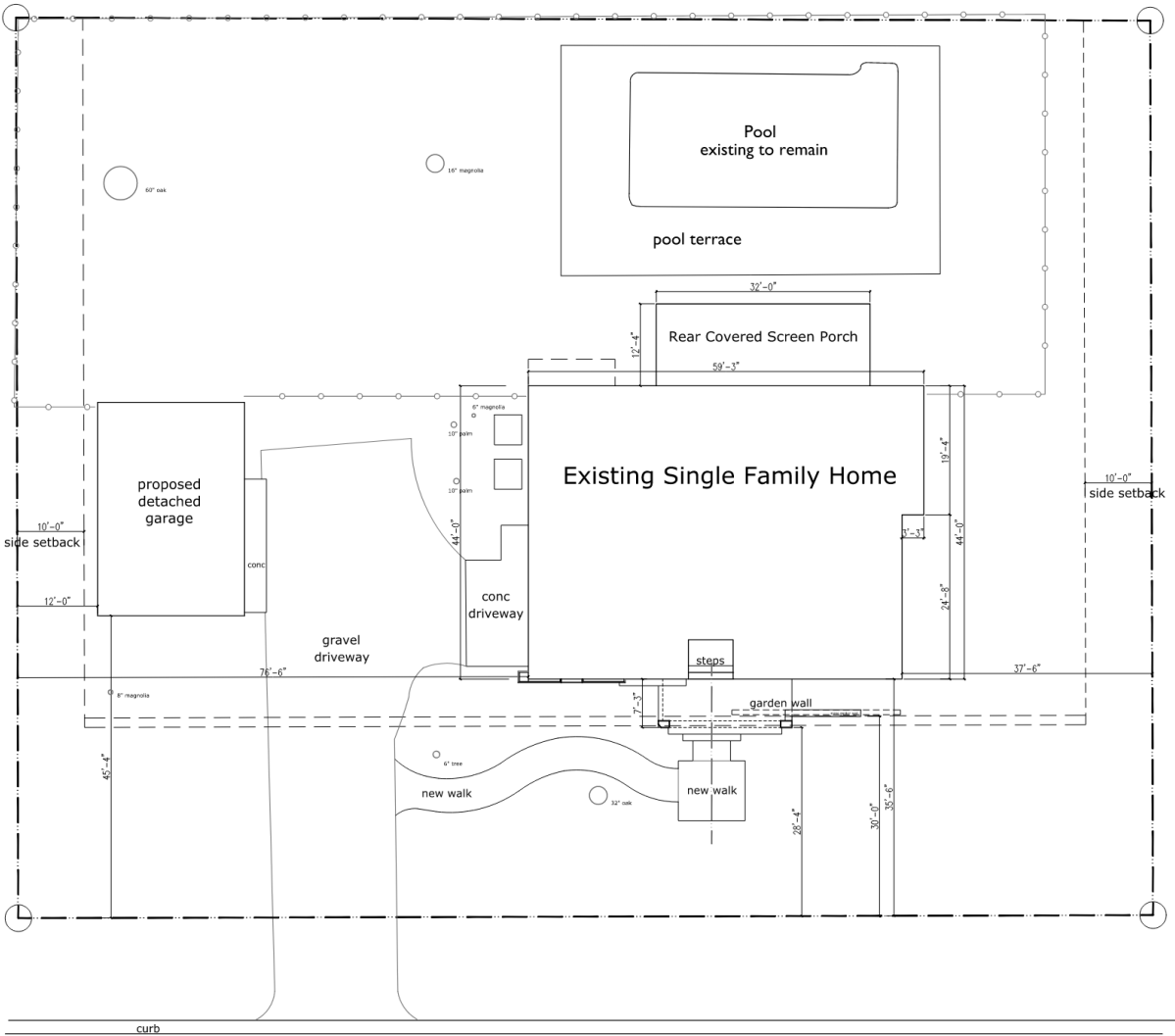
ATTACHMENTS

- Aerial Photo
- Survey
- Site Plan
- Building Elevations
- Site Photos

AERIAL PHOTO
165 E Tilden Street



SITE PLAN
165 E Tilden Street



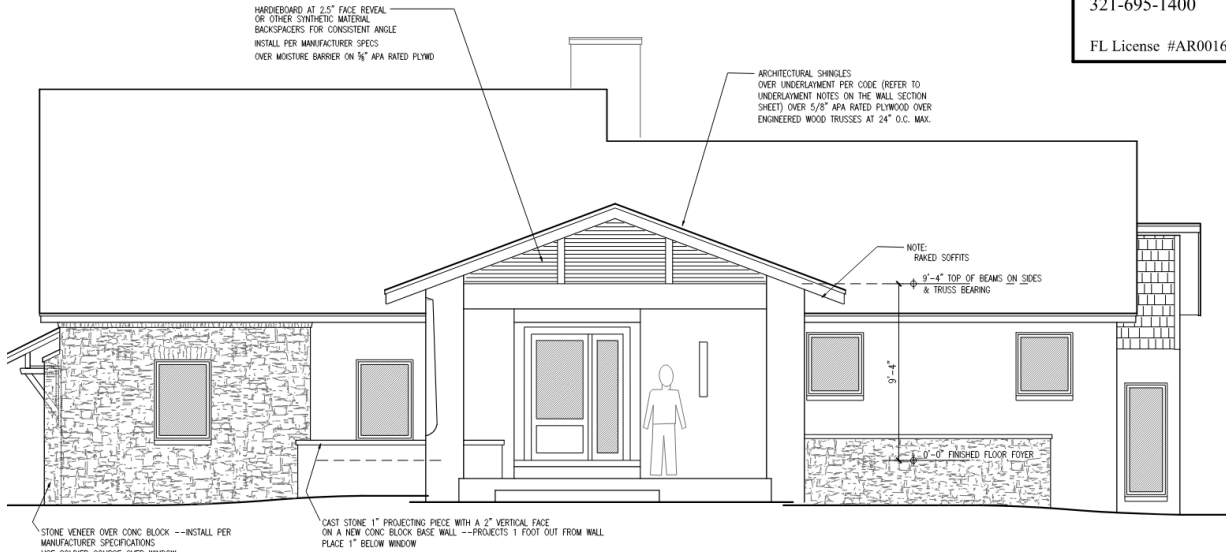
E. Tilden Street

Proposed Architectural Site Plan

BUILDING ELEVATIONS
(Front Porch)
165 E Tilden Street

321-695-1400

FL License #AR0016306

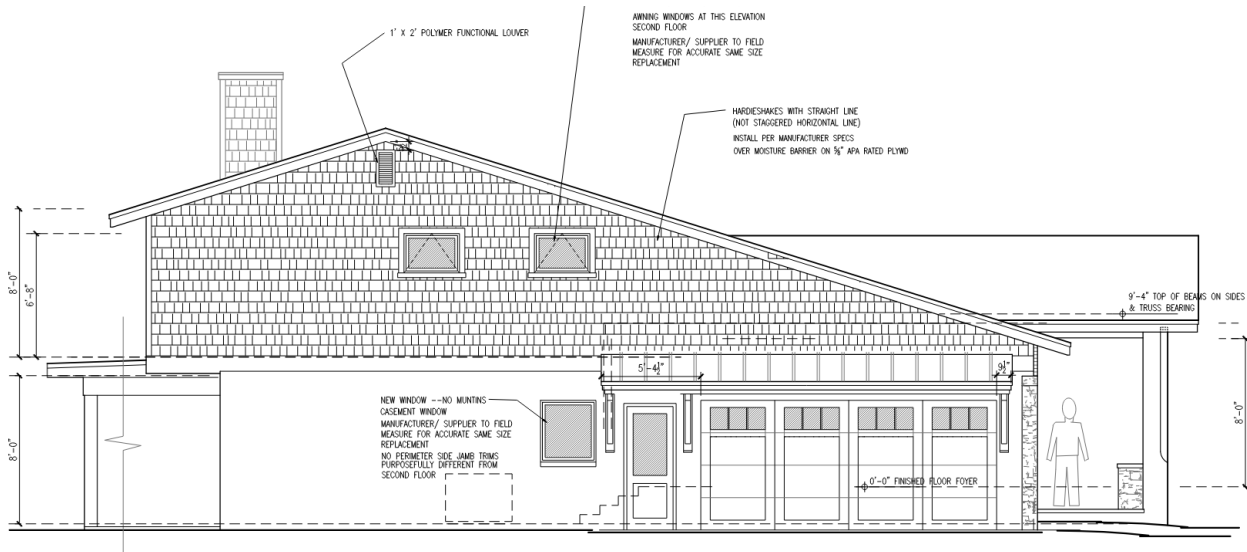


SMOOTH STUCCO WALLS & PORCH COLUMNS
 NEW STONE OR BRICK ACCENT WALL PLANES
 NEW FRONT DOOR & SIDELIGHT
 LINEAR UPRIGHT BACKLIT PORCH LIGHT
 PROJECTING SILLS AT EACH WINDOW

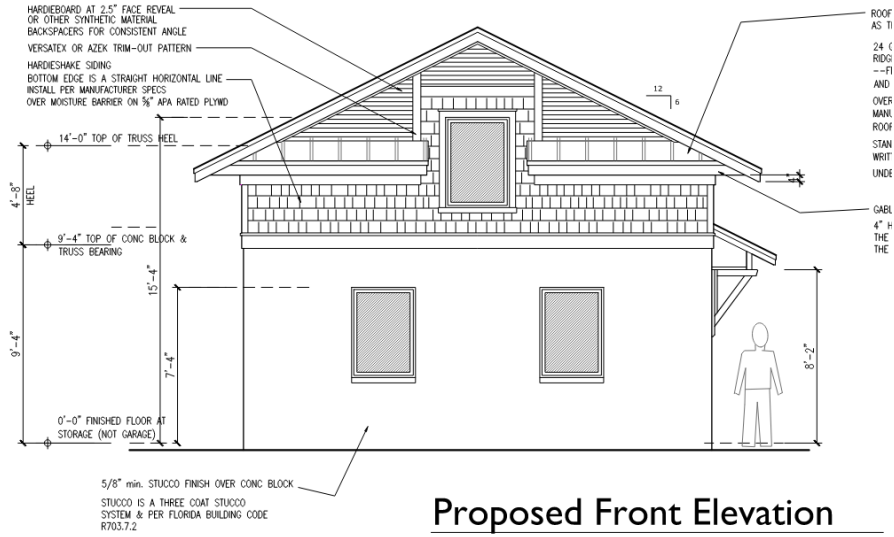
SIDING USED AS IF OPEN LOUVERS WITH TIGHT SPACING IN THE GABLE
 SCALLOP CHAMFERED EDGE LEFT PORCH COLUMN FOR ANGLED FLAG POSITION
 NEW WINDOWS WITH NO MULLION DIVISIONS AND AS CASEMENTS OR FIXED WINDOWS; NO SASH DIVISIONS
 STANDING-SEAM-METAL-ROOF====LEANING-SILVER-GREEN====
 VERSATEX 5/4" X 8" FASCIAS AT NEW GABLE SINGLE CONTINUOUS UNINTERRUPTED PIECES.

Proposed Front Elevation

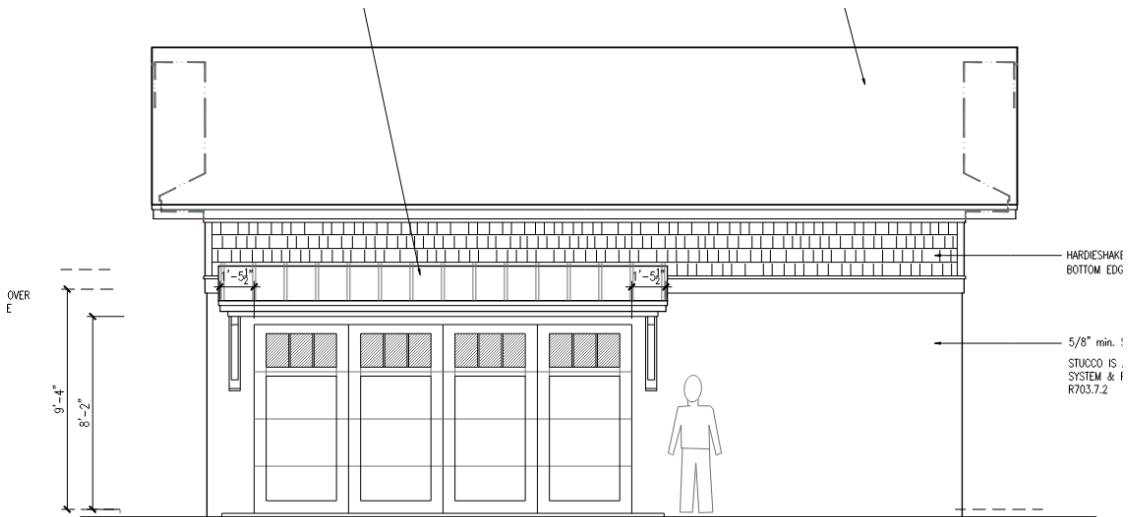
---stone wall accents version from alternate 'a' in last set



**BUILDING ELEVATIONS
 (DETACHED GARAGE)
 165 E Tilden Street**



Proposed Front Elevation

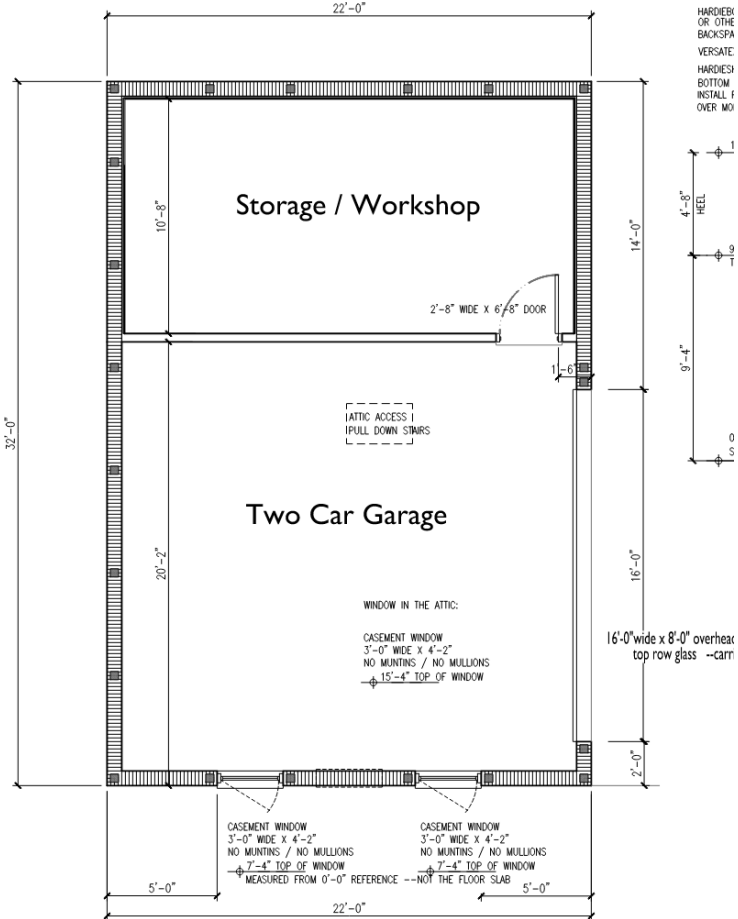


Proposed Right Side Elevation

East

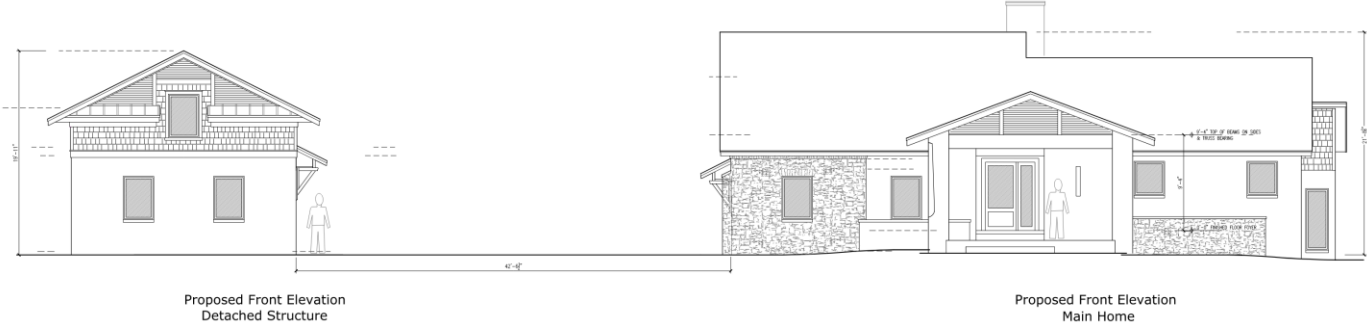
Top of conc block & Truss Bearing
 1'-8" heel = 14'-0" top of heel

**FLOOR PLAN
 (DETACHED GARAGE)
 165 E Tilden Street**



Floor Plan

**BUILDING ELEVATIONS
(DETACHED GARAGE AND HOME)
165 E Tilden Street**



SITE PHOTOS
165 E Tilden Street



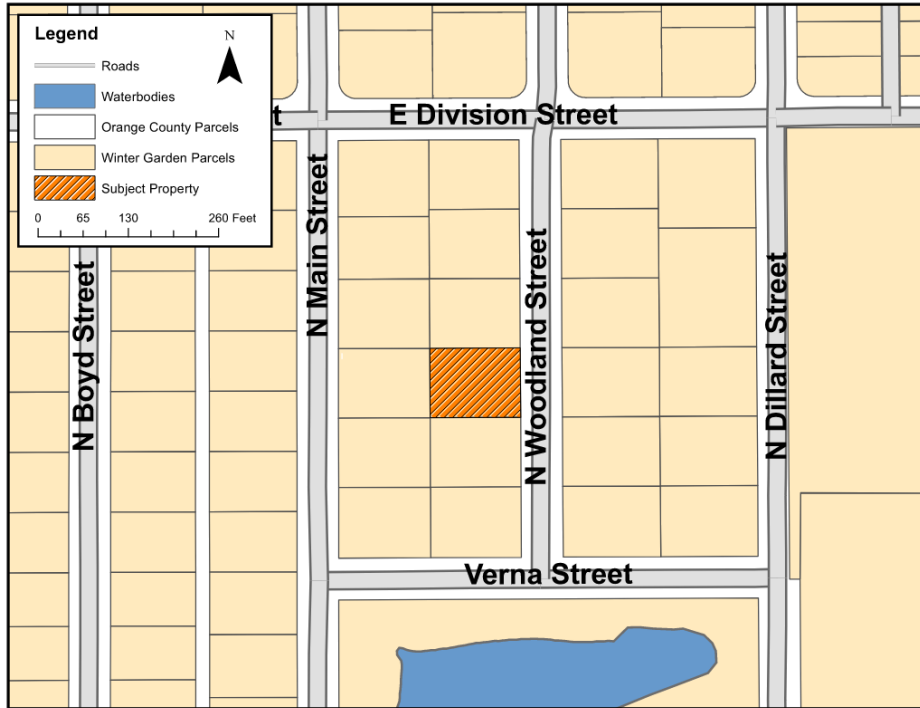


END OF STAFF REPORT

LOCATION MAP

422 N WOODLAND STREET

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: JULY 6, 2026
SUBJECT: VARIANCE
422 N WOODLAND ST (0.30 +/- ACRES)
PARCEL ID # 14-22-27-9388-01-040

APPLICANT: Lisa Bennett

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for property located at 422 N Woodland Street in Winter Garden, Florida. The request is to allow a front yard setback of 13 feet, in lieu of the 30-foot minimum front yard setback, in order to build a carport.

The subject property, located at 422 N Woodland Street, is an approximately 0.30 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-1 (Single-Family Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property is developed with a 2,312 +/- square foot one-story single-family home that was constructed in 1960.

ADJACENT LAND USE AND ZONING

The properties located to the north, south, east, and west of the subject property are developed with single-family homes, zoned R-1 and are located within the City of Winter Garden's jurisdictional limits.

PROPOSED USE

The applicant is requesting variances to allow the construction of a 16' x 24' carport.

CODE REFERENCE

Sec. 118-1310(c)(3) of the City Code of Ordinances addresses the requirements of accessory buildings. This section states,

Open carports. Detached or attached open carports consisting of a roof and members for support, shall be located in either the front or side yard and must comply with all the setbacks of the principal building of the zoning district of the property.

The applicant is seeking a variance to the front yard setback for a carport.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue." The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff's comments concerning this particular petition.

(1) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The setback variance is for the front yard which abuts the right-of-way and not a neighboring property. The interior side yard setback for the proposed carport will maintain the existing 15 foot setback of the primary structure. The request should not negatively impact or interfere with the reasonable enjoyment of the adjacent property owners.

(2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance is consistent with many other accessory structures located on adjacent properties and residential lots throughout this area of the City, where carports are common. The proposed variance will allow reasonable use of the property.

(3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City's land development regulations will not further any legitimate City objective.

(4) *The granting of the variance is consistent with the city's comprehensive plan; and*
The variance is consistent with the provisions of the City's Comprehensive Plan relating to low density residential neighborhood character. Carports are a common accessory structure in single-family residential homes.

(5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The variance requested is the minimum variance that will make reasonable use of the land. Not all, but many homes in R-1 zoning districts are built right to the 30-foot front yard setback line; however, carports are allowed in the front and side yards. This means the minimum variance request to allow the carport would be the one being asked for by the applicant, which is to encroach into the front yard setback. Therefore this request is the minimum variance that would make reasonable use of the land and structure.

SUMMARY AND STAFF RECOMMENDATION

City Staff recommends approval of the variance to City Code Section 118-1310(c)(3) to allow a front yard setback of 13 feet, in lieu of the 30-foot minimum front yard setback, in order to build a carport, with the following conditions:

- 1) The 16' x 24' carport will be built in the same style, size and location that was provided by the applicant for this variance request.

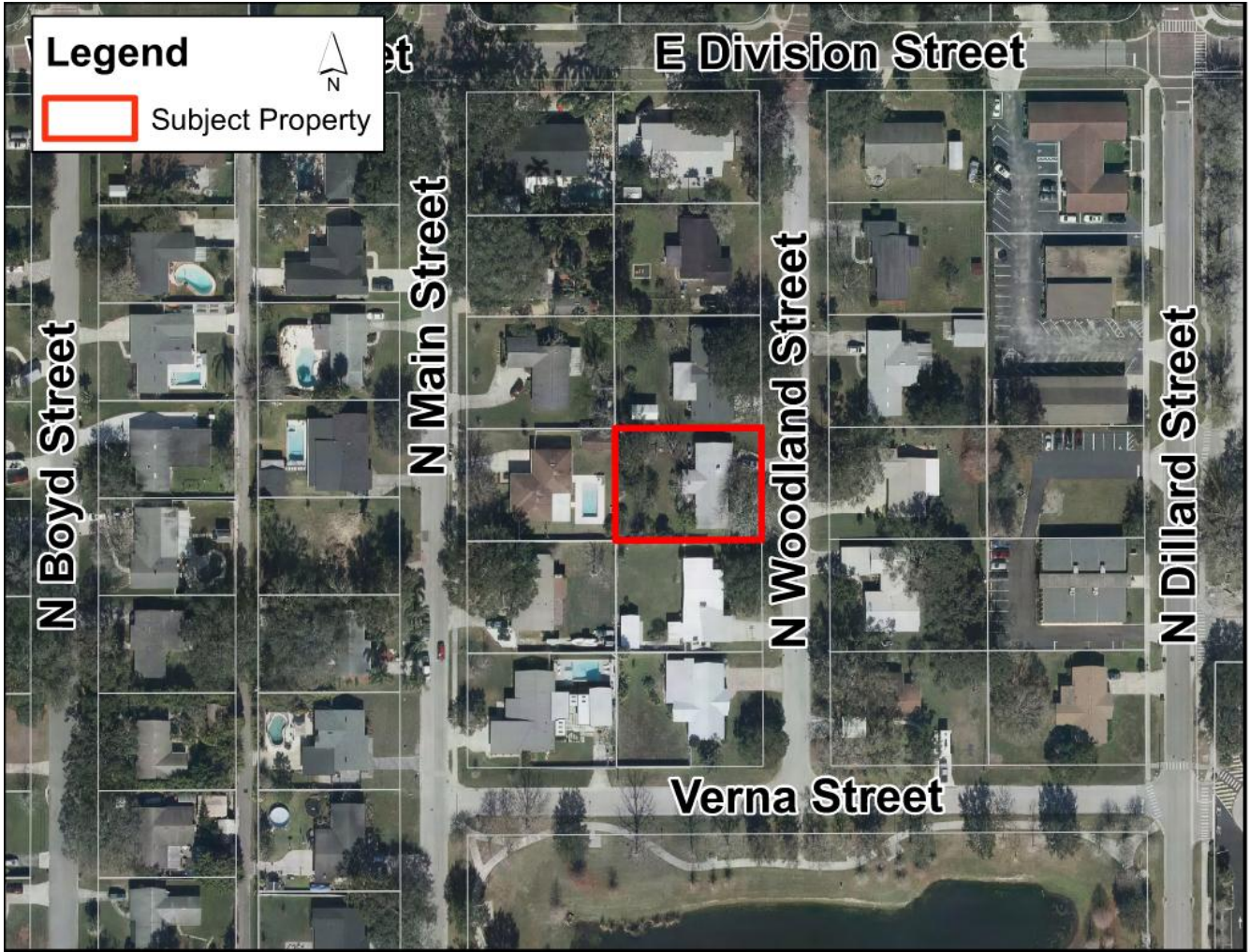
NEXT STEPS

Follow all City regulations and apply for building permits.

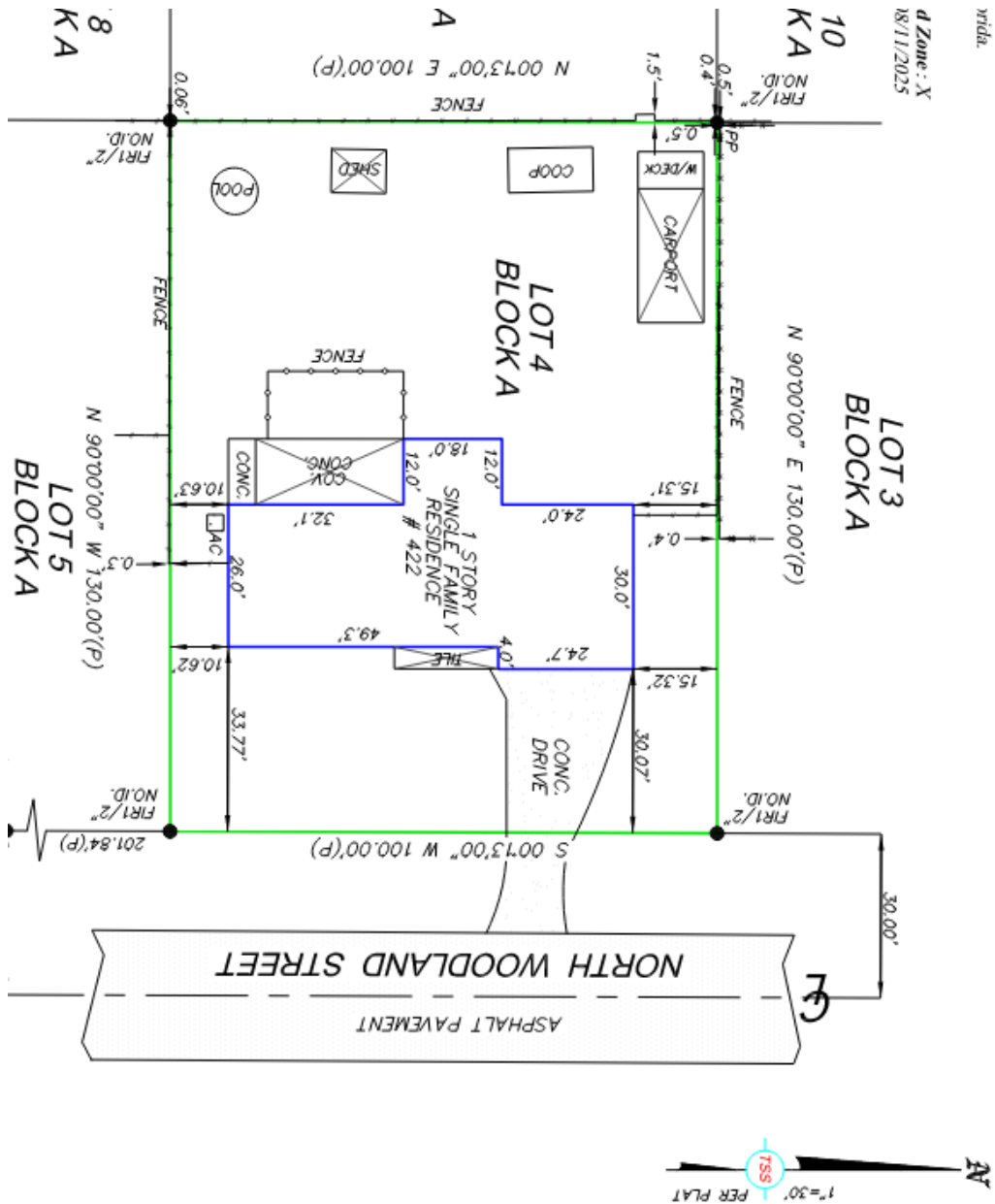
ATTACHMENTS

- Aerial Photo
- Survey
- Proposed Carport
- Site Photos

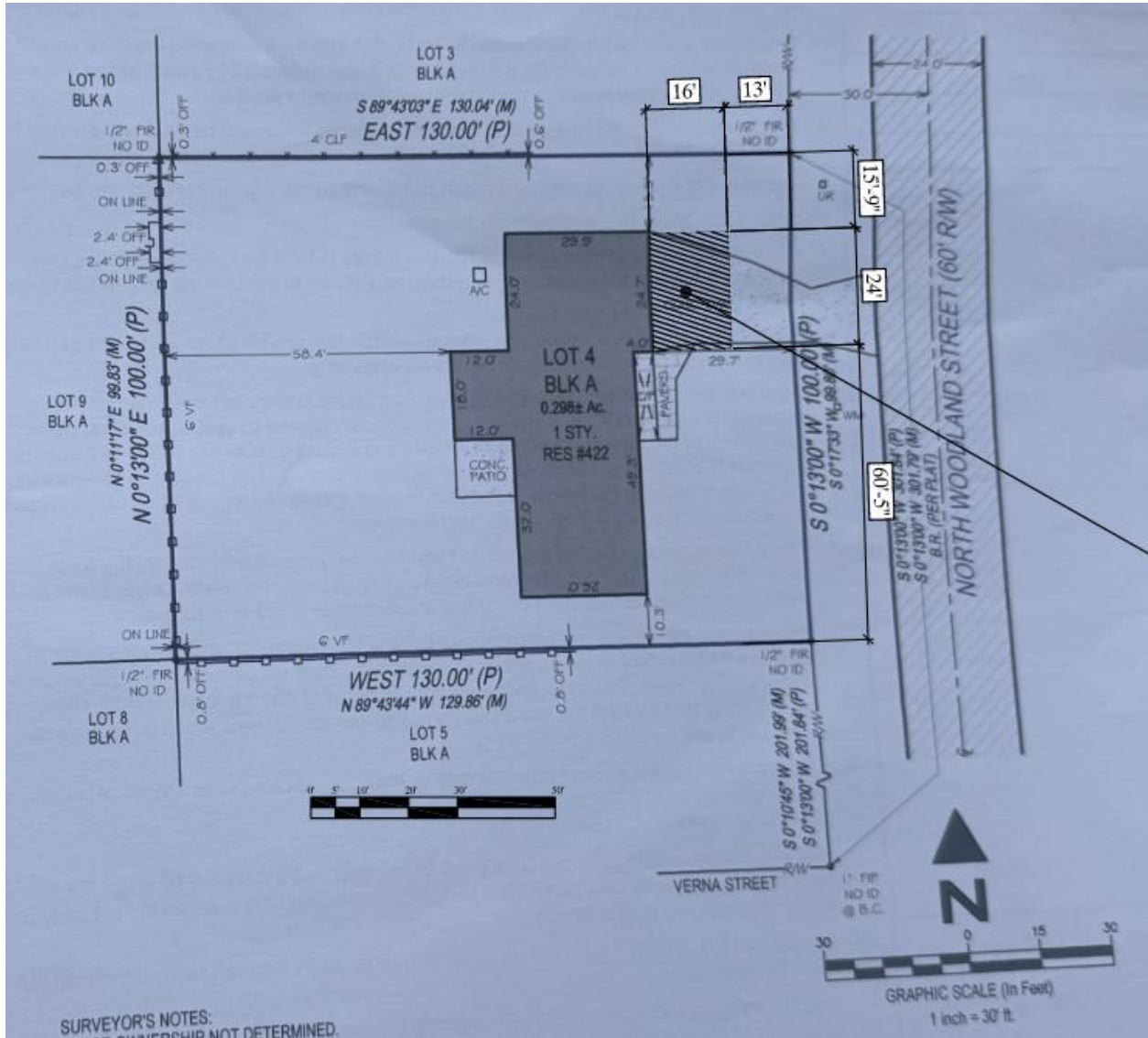
AERIAL PHOTO
422 N Woodland St



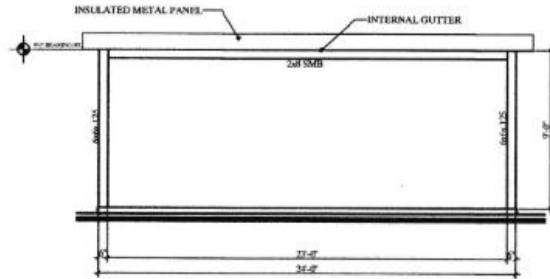
SURVEY
422 N Woodland St



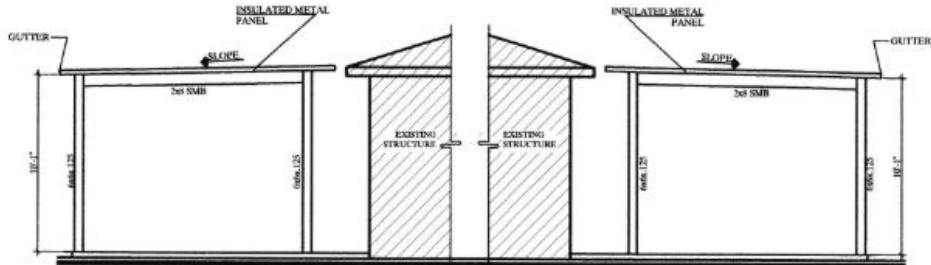
SITE PLAN
422 N Woodland St



PROPOSED CARPORT
422 N Woodland St



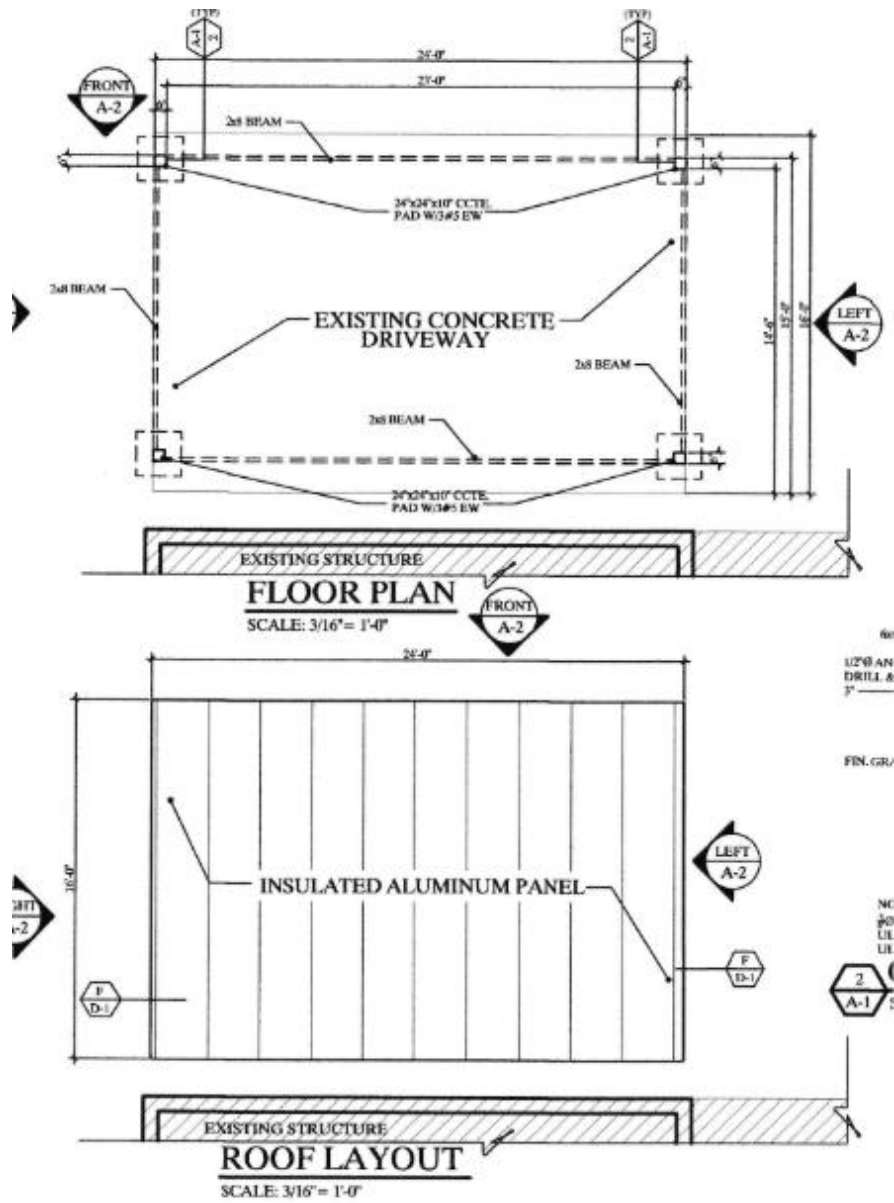
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT WALL ELEVATION
SCALE: 3/16" = 1'-0"

LEFT WALL ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED CARPORT
422 N Woodland St



SITE PHOTOS
422 N Woodland St



END OF STAFF REPORT

LOCATION MAP

615 S Boyd Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Planning Supervisor
DATE: July 6, 2026
SUBJECT: VARIANCE
615 S. BOYD (0.31 ± ACRES)
PARCEL ID #23-22-27-3992-00-060

APPLICANT: Jose Algamarca

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for property located at 615 S Boyd Street in Winter Garden, Florida. The request is to allow a lot width of 50-foot wide, in lieu of the 75-foot lot width minimum, a lot area of 6,751 sf in lieu of the minimum required 7,500 sf, and to allow an interior side yard setback of 8.5 feet for an existing home, in lieu of the required 10 foot minimum, in order to split a 100-foot wide lot and build a single-family home in an R-2 (Single-family) zoning district.

The subject property, located on South Boyd Street, is an approximately 0.31 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-2 (Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The property is developed with a single-family home totaling 1,637 square feet built in 1938. The property did have a second dwelling unit built in 1938 totaling 380 sf, however that building was demolished in the last two years.

ADJACENT LAND USE AND ZONING

The properties to the west, south, and east of the subject property are developed with single-family residences, are zoned R-2, and are in the City of Winter Garden's municipal limits. The property to the north of the subject property is developed with a single-family home, is zoned R-2, and is in the City of Winter Garden's municipal limits. Also abutting the subject property to the north is a parking lot owned by Hudson Tire & Service (located at 10 W Story Road), is zoned R-2, and is located within the City's municipal limits.

PROPOSED USE

The applicant is requesting the variance(s) to allow the construction of a single-family. The current home will remain. The applicant has lot split application running concurrently with this variance application. The variance approval is required prior to the lot split approval. The applicant is only asking for a variance of the lot width and the interior side setback of the existing home.

CODE REFERENCE

Sec. 118-396. of the City Code of Ordinances addresses the minimum lot requirements for single-family dwellings in the R-2 Zoning District. This section states,

In the R-2 residential district, the minimum lot requirements are as follows:

(1) Single-family.

- a. Lot width: 75 feet at building front setback line;*
- b. Lot depth: 100 ft;*
- c. Lot area: not less than 7,500 square feet; and*
- d. Lot width at curb on a cul-de-sac: 35 feet.*

Sec. 118-398. of the City Code of Ordinances addresses the minimum yard requirements for single-family dwellings in the R-2 Zoning District. This section states,

In the R-2 residential district, the minimum yard requirements are as follows:

(1) Single-family.

- e. Front: 30 feet*
- f. Side: ten feet each*
- g. Rear: 20 percent of depth of lot.*

The applicant is seeking a variance to the lot width(s), lot area, and side yard setback(s), in order to build a new single-family home.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (1) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The applicant is not requesting any variances for the front, side, or rear setbacks for the newly created Parcel A (Lot 6). The proposed home will maintain the 10’ side yard setback that would exist regardless of if this lot were 50’ wide or 75’ wide. The reduction in lot area from 7,500 sf to 6,750 is minimum. The request should not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners.

The request for the interior side yard setback for the existing home on Lot 7 is a minor technicality. The home as shown on the survey is setback 10’ from the side, however there is a slight 1.5’ bump out in the middle of the home necessitating the variance request. The interior side yard setback of 8.5’ should not interfere the reasonable enjoyment of any future property owners to the north.

- (2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance(s) does not change the residential nature of the property. This property was originally platted in 1922 as two 50’ wide lots with the existing home being built entirely on Lot 7 in 1938. Also, the lots to the south of the subject property located at 621 & 617 S Boyd Street are also 50’ wide. This request would not be out of character for the area.

Furthermore, since the lots were combined, and the existing home was never demolished, this has essentially rendered the north portion of the property unusable and an oversized side yard. Approving the variance for the lot width will allow the owner to maintain the existing home and make reasonable use of the property to the north.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City’s land development regulations will not further any legitimate City objective.

- (4) *The granting of the variance is consistent with the city's comprehensive plan; and*
The variance(s) are consistent with the provisions of the City’s Comprehensive Plan relating to low density residential neighborhood character.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The variance(s) requested are the minimum variance(s) that will make reasonable use of the land. The property at one time already had two dwelling units. The property is set up in such a way that the existing home will already positioned properly on the lot to the south. Furthermore, the proposed home to the north is not requesting any other variances and will maintain all required setbacks for the R-2 zoning district.

Furthermore, the property is large at 100 foot wide by 135 feet deep and would be allowed a duplex by right, however this would be a burden to the applicant as they would have to demolish the existing home or create an addition to the existing home which would not be feasible in its current design and layout. Denying the variance(s) does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Sec. 118-396(1)(a)&(c) and Sec. 118-398(b) for the property located at 615 S. Boyd Street to allow a lot width of 50-foot wide, in lieu of the 75-foot lot width minimum, a lot area of 6,750 sf in lieu of the minimum required 7,500 sf, and allow an interior side yard setback of 8.5 feet for an existing home, in lieu of the required 10 foot minimum, in order to split a 100-foot wide lot and build a single-family home in an R-2 (Single-family) zoning district subject to the following conditions:

- 1) The proposed home on Parcel A (Lot 6) will be built in the same architectural style and massing that were provided by the applicant for this variance request. If the applicant chooses to build a single-story home, instead of the proposed two-story home, they must still comply with the design of the proposed home in this application with the same features such as a front porch, recessed garage, siding, etc.
- 2) The existing concrete driveway that runs along the interior of both proposed lot lines must be removed prior to the splitting of the lot at the Orange County Property Appraiser.

NEXT STEP

Follow all City regulations and apply for building permits.

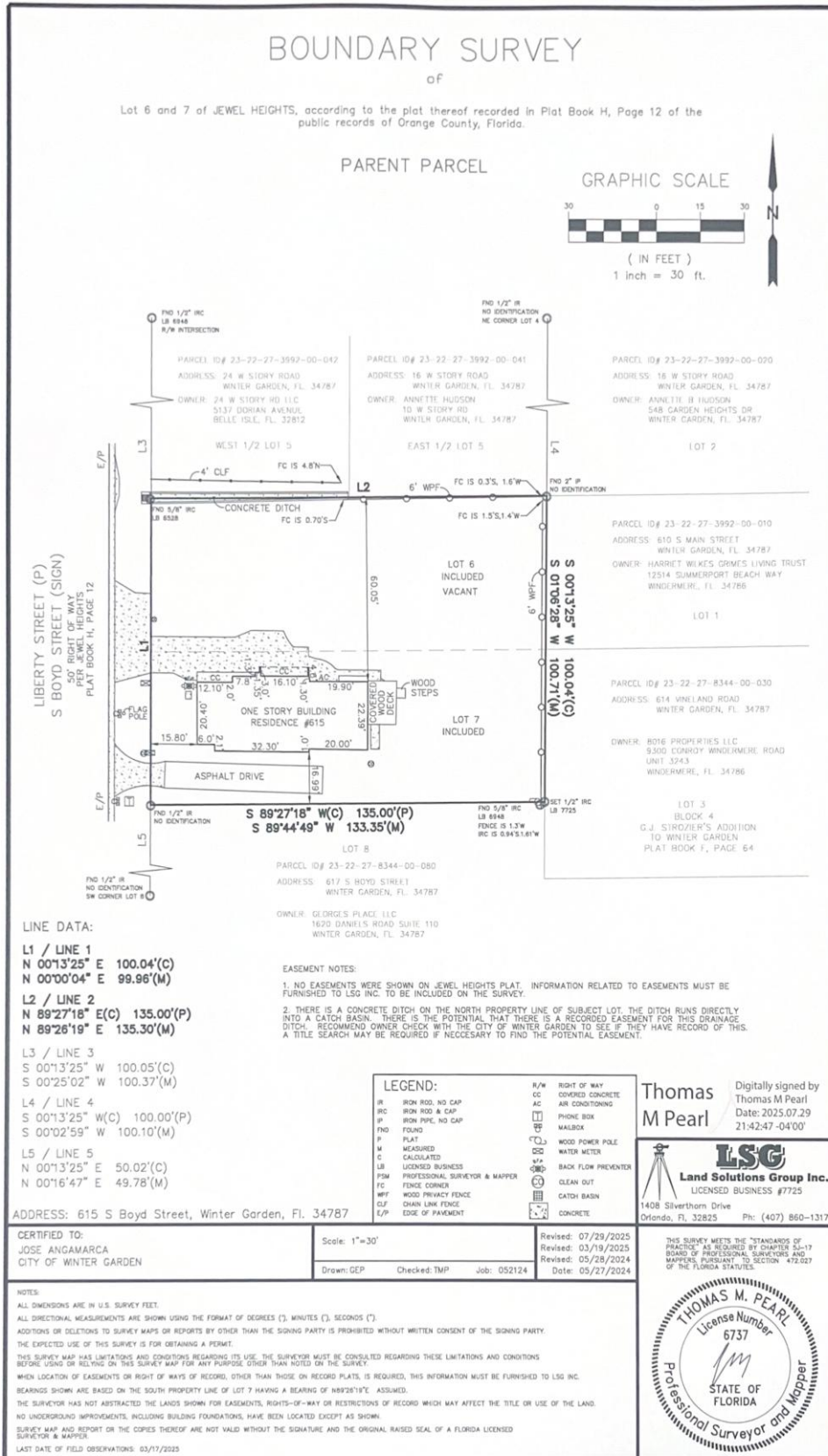
ATTACHMENTS

- Aerial Photo
- Survey
- Site Plan
- Elevations
- Site Photos

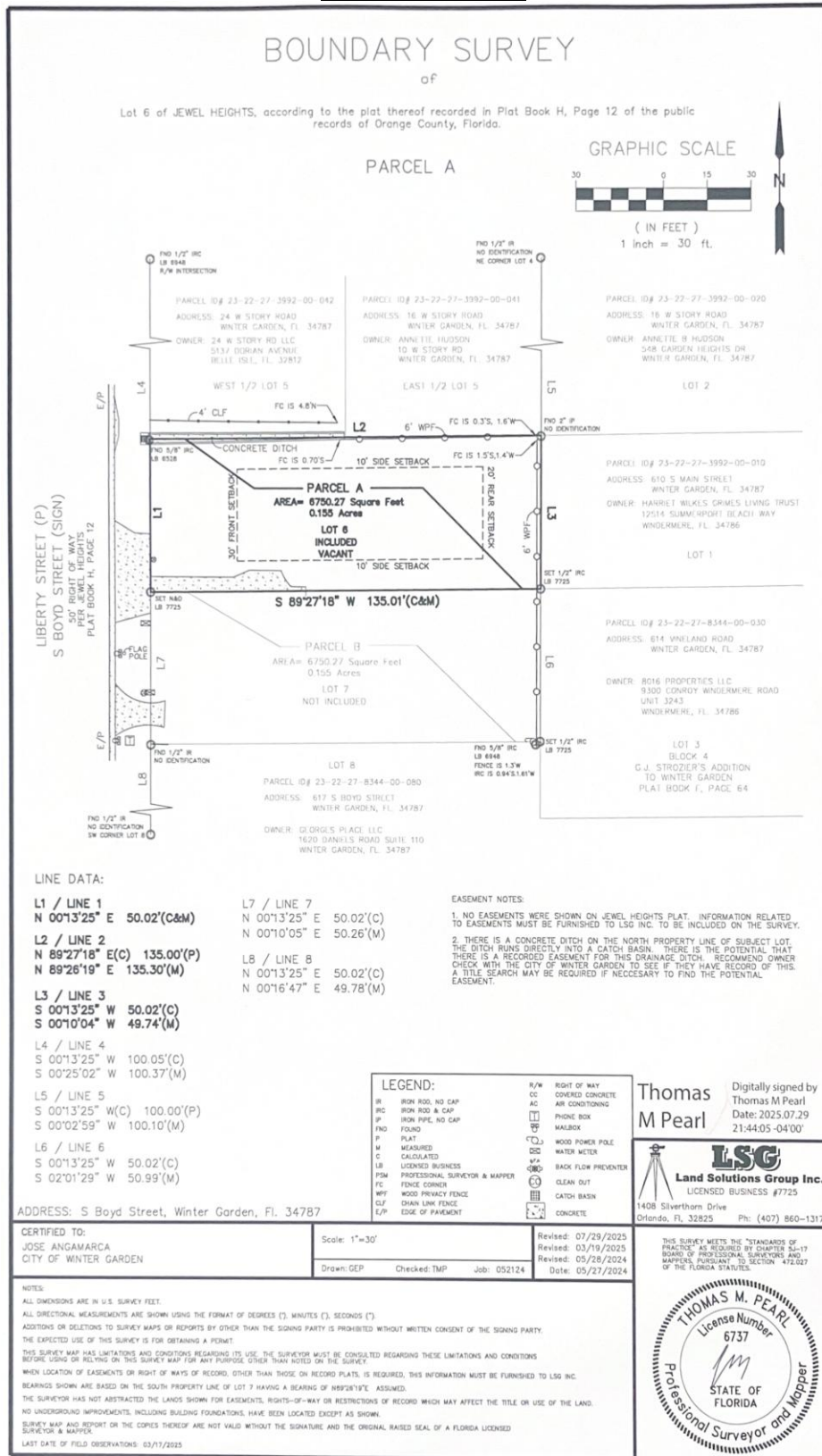
AERIAL PHOTO
615 S. Boyd Street



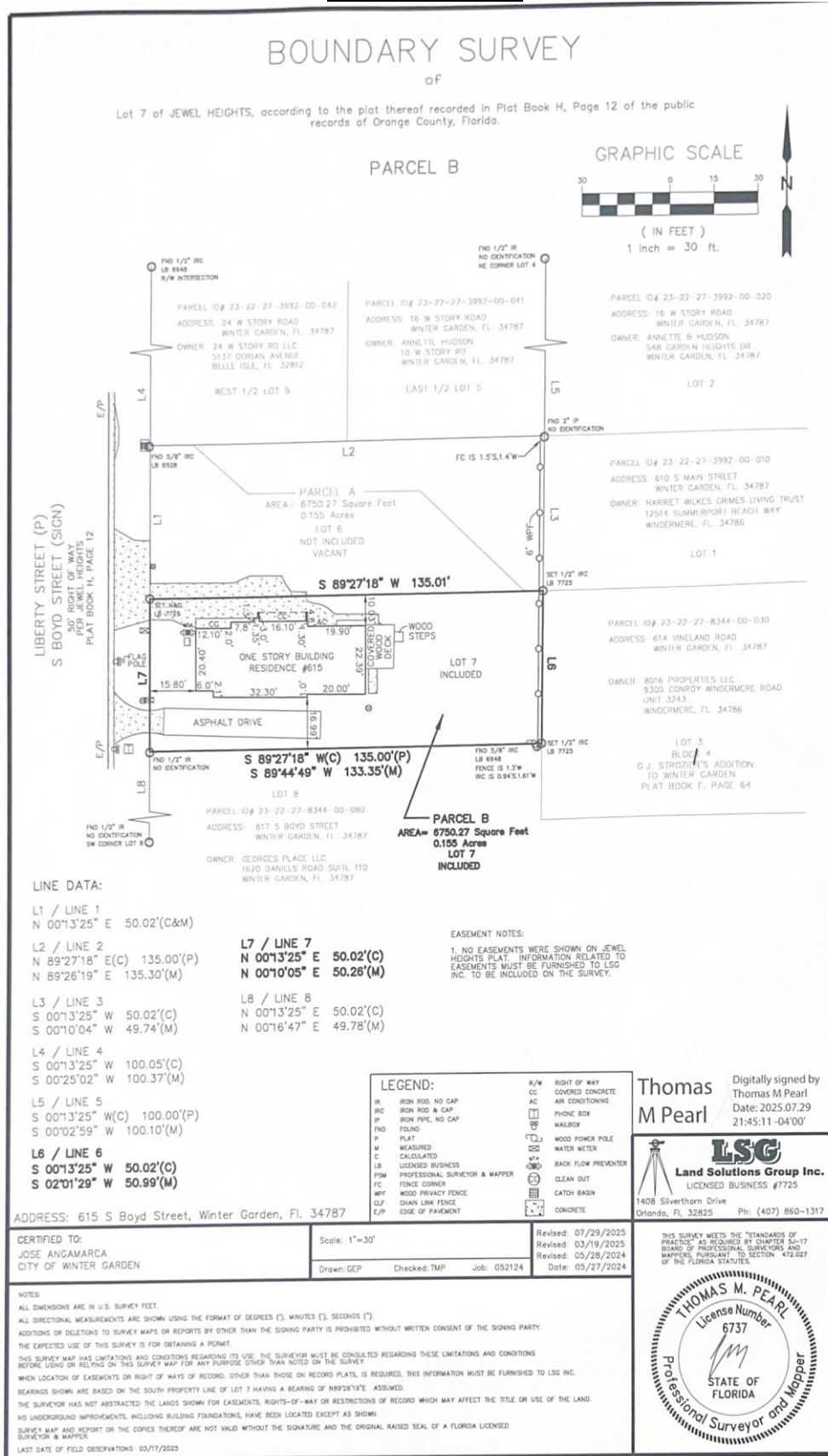
Survey (Existing Lot) 615 S. Boyd Street



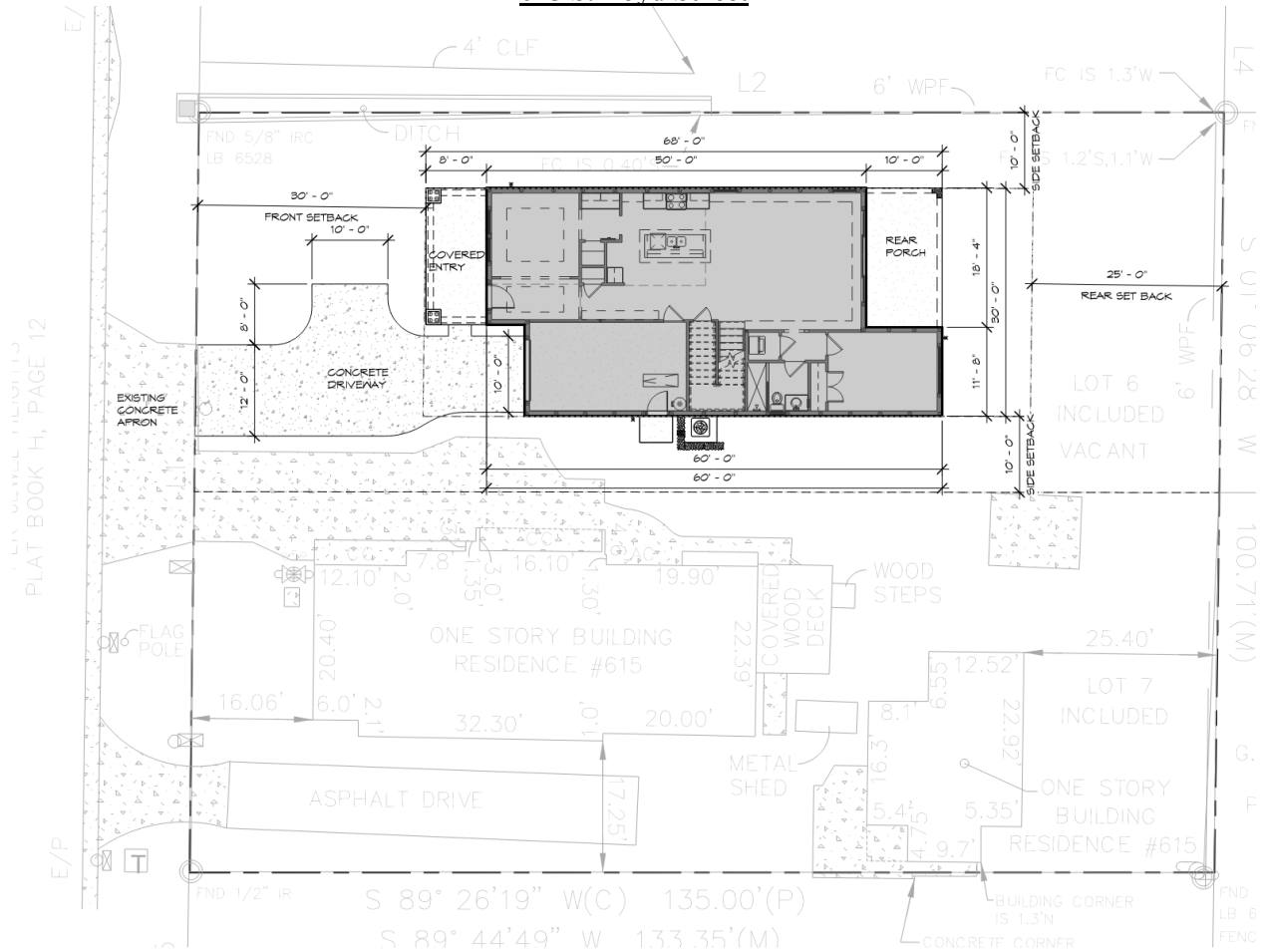
Survey (Proposed Parcel A) 615 S. Boyd Street



**Survey (Proposed Parcel B)
 615 S. Boyd Street**



Site Plan (Parcel A)
615 S. Boyd Street

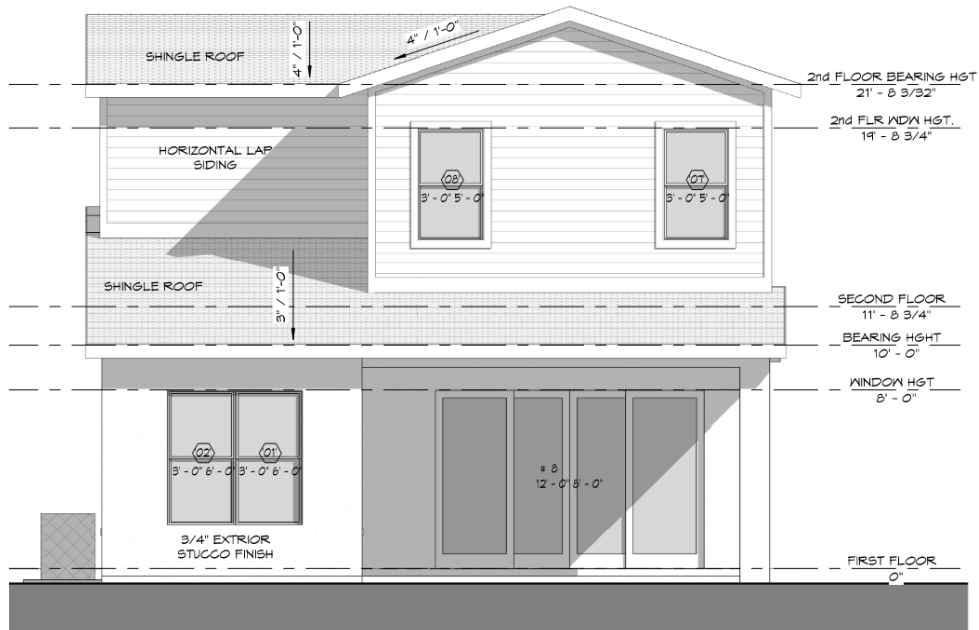


PLAT BOOK H, PAGE 12

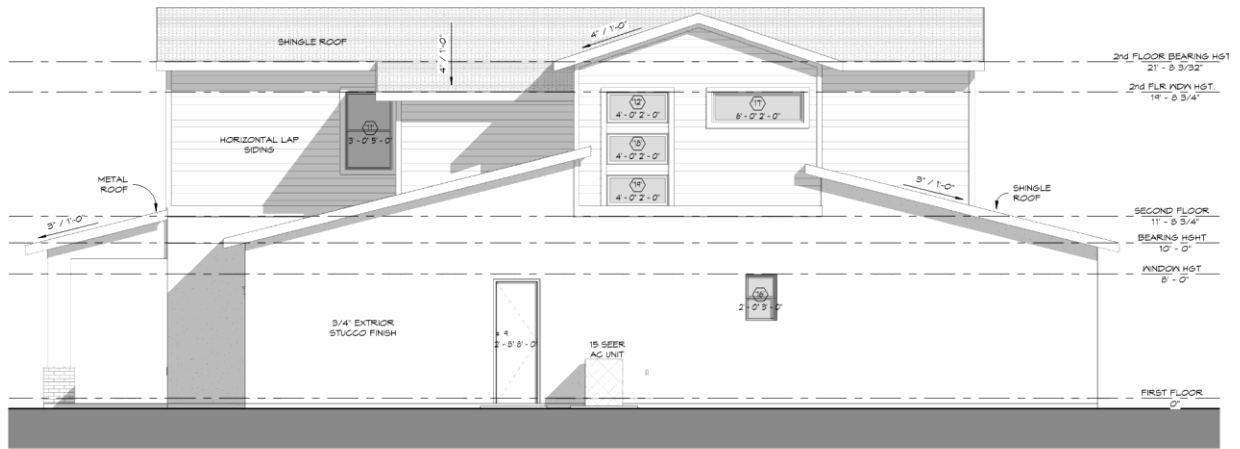
Elevations
615 S. Boyd Street



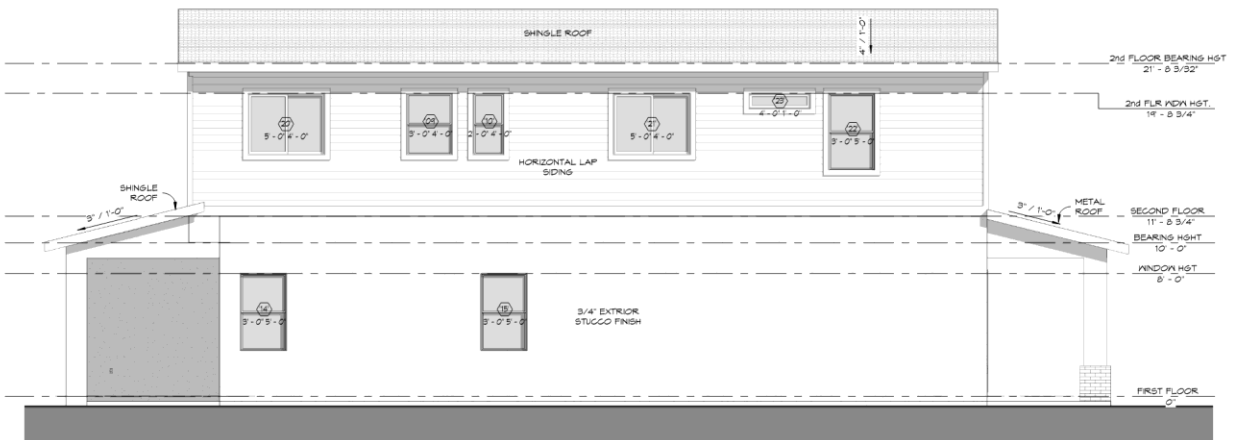
1 FRONT ELEVATION
 A112 SCALE: 1/4" = 1'-0"
 REF. SHEET: A10B



3 REAR ELEVATION
 A112 SCALE: 1/4" = 1'-0"
 REF. SHEET: A10B



2 RIGHT ELEVATION
 A112 SCALE: 1/4" = 1'-0"
 REF. SHEET: A100



4 LEFT ELEVATION
 A112 SCALE: 1/4" = 1'-0"
 REF. SHEET: A100

SITE PHOTOS
615 S. Boyd Street





END OF STAFF REPORT

LOCATION MAP

615 S Boyd Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Planning Supervisor
DATE: July 6, 2026
SUBJECT: LOT SPLIT
615 S. BOYD (0.31 ± ACRES)
PARCEL ID #23-22-27-3992-00-060

APPLICANT: Jose Algamarca

INTRODUCTION

The purpose of this report is to evaluate the request to allow a lot split on the property located at 615 S Boyd Street for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The property located at 615 S Boyd Street is an approximately 0.31 acre lot. The map below depicts the location of the subject properties within the City of Winter Garden's municipal limits:



The subject property carries the zoning designation R-2 (Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The property is developed with a single-family home totaling 1,637 square feet built in 1938. The property did have a second dwelling unit built in 1938 totaling 380 sf, however that building was demolished in the last two years.

ADJACENT LAND USE AND ZONING

The properties to the west, south, and east of the subject property are developed with single-family residences, are zoned R-2, and are in the City of Winter Garden's municipal limits. The property to the north of the subject property is developed with a single-family home, is zoned R-2, and is in the City of Winter Garden's municipal limits. Also abutting the subject property to the north is a parking lot owned by Hudson Tire & Service (located at 10 W Story Road), is zoned R-2, and is located within the City's municipal limits.

PROPOSED USE

The applicant is requesting the lot split to allow the construction of a single-family. The current home will remain. The parent parcel totaling 0.31± acres will be split into Parcel A (0.16± acres) and Parcel B (0.16± acres).

The applicant does have a variance application running concurrently with this lot split application. The variance approval is required prior to the lot split approval.

CODE REFERENCE

Sec. 110-96. - Proposed subdivision of existing lot.

- (a) Whenever a proposed subdivision is a proposal for the division of a single existing lot into two lots, in lieu of complying with division 3 of this article, the subdivider may conform to the procedural requirements set out in this division or he may comply with the procedure for subdivision or resubdivision contained in this chapter at the applicant's option. This procedure shall not apply to a subdivision into more than two lots or additional lot splits on contiguous land or within the same existing subdivision. The intention being that this procedure may only be used once as it pertains to all or any portion of the lands involved in or previously utilizing or subject to this procedure.
- (b) A subdivider shall apply to the city manager on an application form, promulgated by the director of planning, for the subdivision of a single existing lot into two lots, stating the subdivider's plans for development with the following minimum criteria:
 - (1) A sketch showing the lot size, location of proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourses abutting or encroaching upon subject property. This sketch must also show existing buildings and lot dimensions.
 - (2) A brief description of all utilities and city services, including sewers, potable water facilities, and fire hydrants electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.
 - (3) A listing of the names and addresses of the record owners abutting subject property.
 - (4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split) and as proposed (i.e., after the proposed lot split), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the city. Said surveys shall include the depiction of existing improvements thereon.

(c) Lot split procedure. Once the application is determined to be complete, the city staff shall review the request for compliance with the code (e.g. compliance with lot dimensions requirements, setbacks for existing buildings etc.).

Upon review by the city staff, with or without conditions or restrictions, the application, together with the recommendations, conditions and restrictions, shall be presented to the planning and zoning board at its next regular meeting or session, following action by the city staff, for approval or disapproval. The planning and zoning board may take the following actions:

- (1) Approve the application as recommended by the city staff.
- (2) Approve the application, deleting or supplementing the conditions and restrictions of the city staff.
- (3) Approve the application, adding conditions and restrictions as determined by the planning and zoning board.
- (4) Disapprove the application.

The planning and zoning board shall have the option to take such action as it deems necessary and proper upon one hearing.

SUMMARY

The applicant has submitted a request for a lot split to divide the existing lot into two new parcels, Parcel A (0.16± acres) and Parcel B (0.16± acres), with each lot being 50' wide and 135' in length. The R-2 zoning district requires a lot width of 75' for a single-family home, however this property was originally platted in 1922 as two 50' wide lots with the existing home being built entirely on Lot 7 in 1938. The lots to the south and east of the subject property located at 621 & 617 S Boyd Street and 610 S Main Street are also 50' wide. The proposed lots should not be out of character for this area or the abutting properties.

Furthermore, the R-2 zoning district allows two dwelling units (i.e. duplex) if the property is 100' x 100'. The parent parcel is 100' x 135'. In total area this is larger than what is required by 3,500 sf. Based on the property's R-2 zoning, and Future Land Use designation of Low Density Residential, the applicant meets all of the criteria to obtain a lot split, subject to the approval of the variance request for the lot width and area. The lot split has been reviewed by the City Attorney, City Engineer, and the City Surveyor for compliance with city codes.

STAFF RECOMMENDATION

Staff recommends approval of the proposed lot split subject to the following conditions:

- 1) Approval of the variance(s) for the lot size and widths.

NEXT STEP

If the Planning and Zoning Board approves, file with the Orange County Property Appraiser's Office and Office of Public Records.

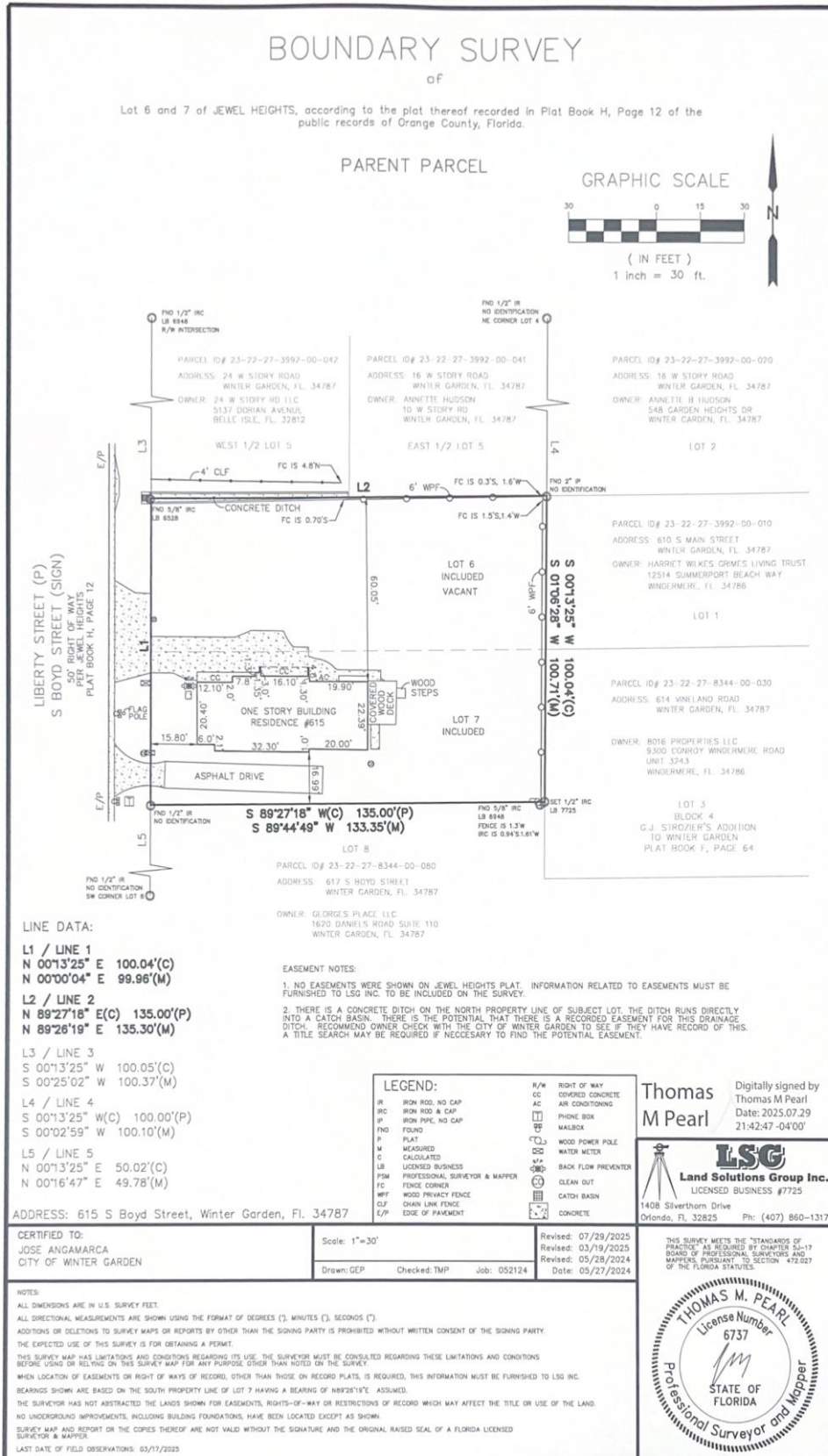
ATTACHMENTS

- Aerial Photo
- Survey
- Zoning map
- Site Photos

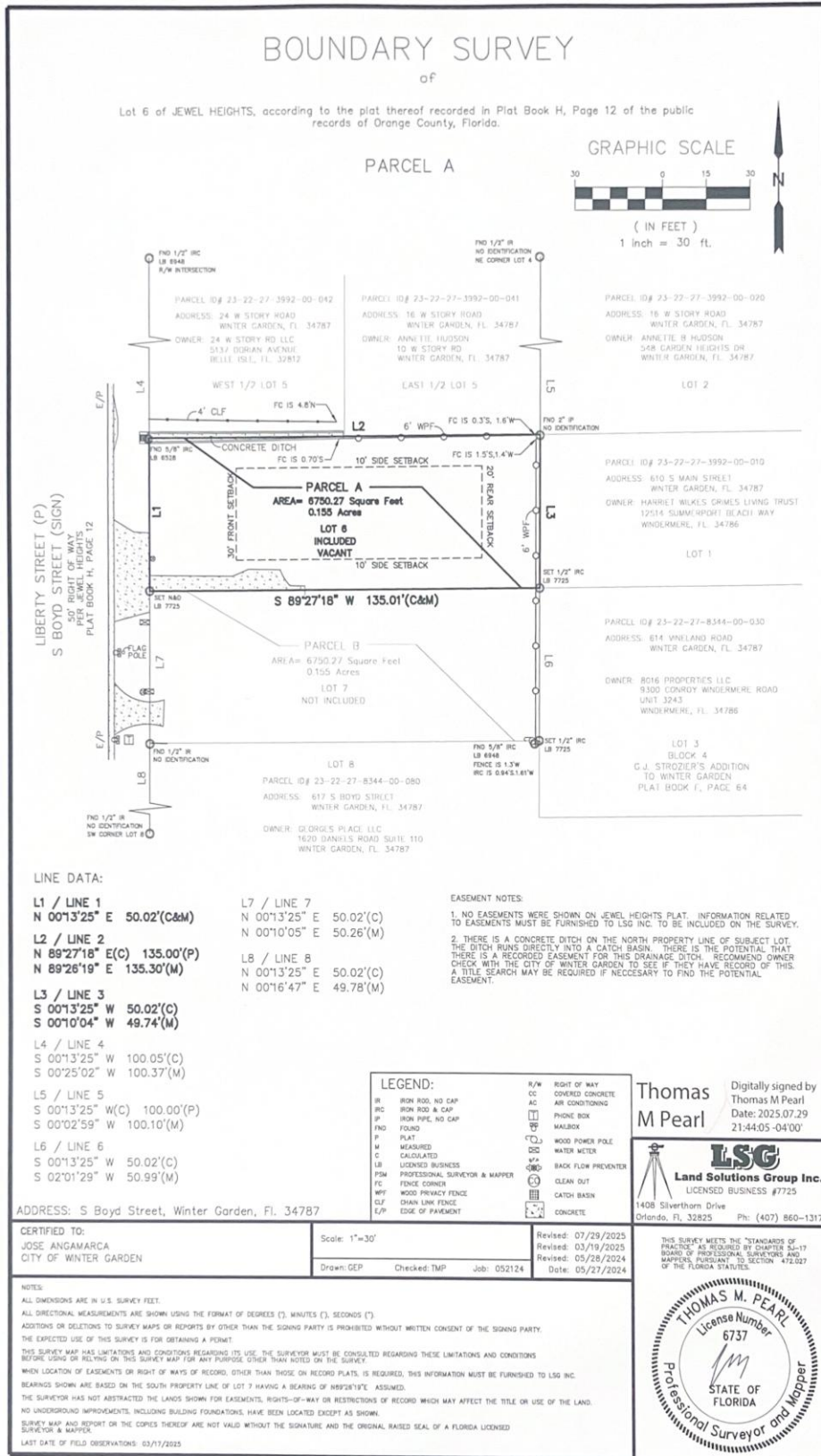
AERIAL PHOTO
615 S Boyd Street



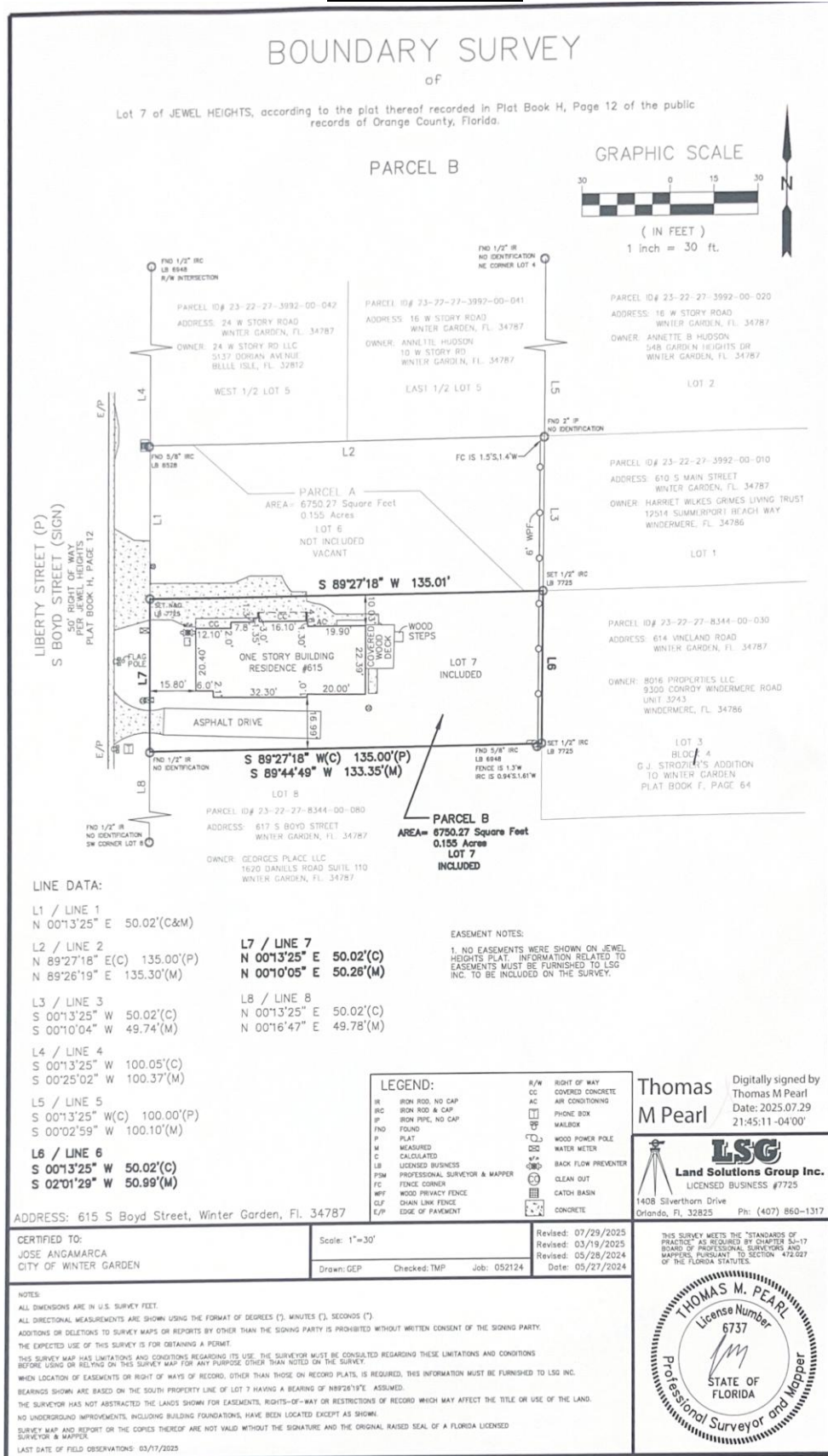
Survey (Parent Parcel) 615 S. Boyd Street



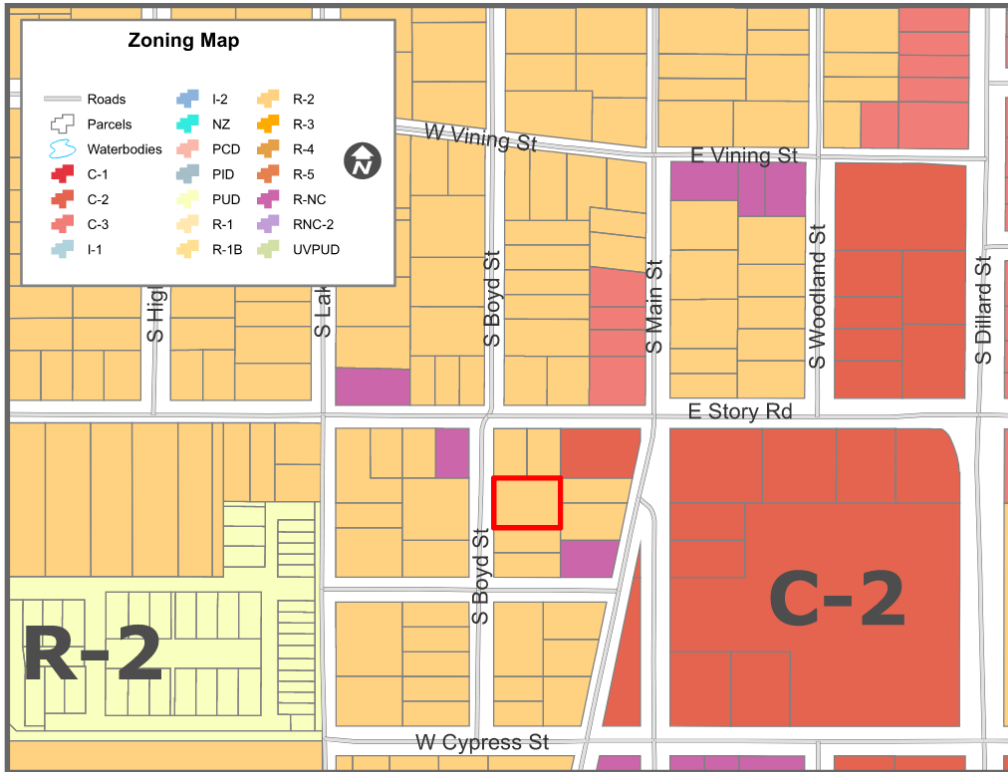
Survey (Proposed Parcel A) 615 S. Boyd Street



**Survey (Proposed Parcel B)
 615 S. Boyd Street**



Zoning Map 615 S Boyd Street



SITE PHOTOS
615 S. Boyd Street





END OF STAFF REPORT