



**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 4, 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 AUDs 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:

/S/

Recording Secretary Ellen King

/S/

Chairman Will Hawthorne