



**ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
MAY 19, 2026**

1. CALL TO ORDER

Chairperson Ryan Hinricher called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairperson Ryan Hinricher, Vice-Chairperson Phil Baker; Board Members: Austin Arthur, Damon Brider, Amanda Daluga and Jessica Stone.

Absent: Board Members: Eric Rainville (unexcused)

Staff Present: Planning Director Kelly Carson, Senior Planner Yvonne Conatser and Recording Secretary Colene Rivera.

Applicants: Ralph & Tracy Tingley of 12854 Jacob Grace Ct, Bruno Fonseca of 46 W Plant Street, Barbara Gold of Cambridge Home Ideas and Joan Carson of Cambridge Home Ideas.

2. APPROVAL OF MINUTES

Motion by Board Member Baker to approve the meeting minutes of April 21, 2026.

Seconded by Board Member Stone, the motion carried unanimously 6 – 0.

3. APPLICATION FOR CERTIFICATE OF APPROVAL

A. 46 W Plant Steet; Revised restaurant design (continued from April's Meeting)

Senior Planner Conatser presented a request for modification of the storefront to a portion of an existing one-story commercial building for the suite at 46 W Plant Street on the property address of 50 W Plant Street. This item was presented at the April 21, 2026 board meeting and tabled with request from the board to continue to work with city staff and board member representative to achieve the overall look of proposed modifications as requested during the last board meeting. The applicant has now revised the renovations to the storefront and rear of the building to address the Board comments stated in the April 21, 2026, meeting.

The storefront windows have been redesigned to include a kick plate, front door has been redesigned with a large window and kick plate for a more transparent effect. Staff and Board review of the revisions noted that the kick plate along the window and door do not align. The height of the kick plate along the storefront windows is designed to hide the banquet that will run along the front interior wall of the restaurant hence the difference in height.

Additionally, the applicant has removed the stucco band above the awning and added a lintel above the front windows and door, and the panel wall screens for the rear outside seating area have been redesigned with a simplified pattern. Staff recommends approval subject to staff conditions.

Board inquired about level of banquet seating and concerns with storefront panels not being aligned along the front of windows and entrance door; requesting kickplates be lowered and visually in line as the banquette seating is not a factor for exterior building design. Suggested entry door be either full glass window and keep the window kickplates as is or lower all kickplates to be at the same level. This will be a condition of approval.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Arthur to approve the proposed façade modification improvements as presented with the condition to either incorporate full glass entry door or lower kickplates to equal level across frontage facade. Seconded by Board member Brider, the motion carried unanimously 6 – 0.

B. 111 N Central Avenue; Detached Garage

Senior Planner Conatser presented a request to revise the design for the detached garage for the property address of 111 N Central Avenue. Applicants planned to demolish the existing house and construct a new house with a detached garage at the October 21, 2025 Board meeting. Since that time, the applicant has revised the design of the proposed detached garage and increased the height of the structure. To accommodate the new design the applicant requested and was granted a variance by the Planning and Zoning Board, May 4, 2026 to allow the detached garage to have a fifteen (15) foot rear setback, allow a first floor wall height of ten (10) feet eight (8) inches and a roof peak height of twenty-four (24) feet to allow for a second story with finished space for storage.

The new design of the detached garage remains the same style as the proposed house but now includes dormer windows above the garage to match those on the proposed house. Additionally, the height of the detached garage has increased from the approved 17 feet height maximum to 24 feet to allow a storage area over the garage. The 24 foot height will sit approximately 6 feet below the height of the new two-story house. The detached garage with additional storage will be +/-1,282 square feet.

The proposed detached garage will be located in the rear of the property as required per Section 98-192. 6. (c). As stated above, a variance to allow the detached garage to be placed 15 feet from the rear property line was approved by the Planning and Zoning Board on May 4, 2026.

The proposed design of the detached garage is consistent with the Florida vernacular architecture style and the proposed house design approved by the ARHPB October 21, 2025. Staff recommends approval subject to staff conditions.

Overall, the board was complementary of the proposed design, overall look and symmetry of the home and garage. Board asked about timeline of demolition of the existing structure. Applicants stated sometime in fall 2026 based on approvals and permits, etc.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Daluga to approve the proposed garage modifications as presented. Seconded by Board member Stone, the motion carried unanimously 6– 0.

4. City Code Administration

A. Ordinance 26-17 – Code Amendment; Accessory Structures and Accessory Buildings

Planning Director Carson presented an ordinance amendment modifying multiple sections of the City of Winter Garden's Land Development Code to clarify regulations for accessory structures while formally allowing Accessory Dwelling Units (ADUs) in numerous 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. This ordinance is intended to support compatible infill housing, multigenerational living arrangements and traditional neighborhood design while preserving community character. It also updates standards related to detached garages and front porches, particularly within the Historic Downtown Overlay District, to encourage rear-loaded garages, pedestrian-oriented streetscapes and architectural consistency. Staff introduced this Ordinance to this board as the first board to review and inquiry as it will affect future development and proposed projects that will come before this board. Staff was open to questions from the board.

Board and public did not have any comments or questions about this amendment. Board inquired if a motion was needed? Staff requested a motion and then explained this Ordinance would then move forward to Planning & Zoning Board and City Commission for final approvals.

Motion by Board Member Arthur to recommend Ordinance 26-17 be adopted. Seconded by Board member Baker, the motion carried unanimously 6 – 0.

Chairperson Hinricher announced he has resigned from the Architectural Review and Historical Preservation Board effective this evening, May 19, 2026. Board and staff wished him well with his next endeavors and thanked Chairman Hinricher for his ten-years of service to this board.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:53 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Vice Chairperson Phil Baker on behalf of Ryan Hinricher