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Planning and Zoning Board Agenda

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

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 I Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

Agenda for August 4, 2025 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 of July 7, 2025 Meeting

3. Special Exception Permit (Public Hearing)

A. 244 W Story Road - (Winter Garden Retail Development) - SPECIAL EXCEPTION
Parcel ID #23-22-27-6650-00-010

4. Variance (Public Hearing)

A. 244 W Story Road (Winter Garden Retail Development) - VARIANCE
Parcel ID #23-22-27-6650-00-010

B. 218 S Boyd (Rahman Residence) - VARIANCE
Parcel ID #23-22-07-8096-00-070

C. 15223 Starleigh Road (Slimick Residence) - VARIANCE
Parcel ID #04-23-27-8229-21-230

D. 90 & 96 Center Street (Habitat Fence) - VARIANCE
Parcel ID #13-22-27-8573-00-030,-040

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, September 8, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: July 23, 2025

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
July 7, 2025**

1. CALL TO ORDER

Chairman Will Hawthorne 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: Chairman Will Hawthorne, Co-Chairman Steve Ambielli and Board Members: Linda Bennett, Jeff Ewing and Mark Hide.

Absent: Board Members: Myron Brown (excused) and Jimmy Dunn (excused).

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

Attendees: John W Gibbs of 10505 Down Lakeview Circle, Allison Painter of 393 N Lakeview Avenue, Quang Lam of Lam Civil Engineering Inc, Vladimir Kadatskiy of Avior Holdings, Beverly Thornton of 145 N Highland Avenue, Sara Farese of 361 N Boyd Street, Angela Johnson Trapp of 1345 Avalon Road, Sharon Williams of Exchange Place, Nick Nicola and Nathan Carney of Winter Garden Pet Resort, Tim Berkebile and R. Conner of Faith Family Community Church, Tiago Azevedo of 1204 Avalon Road, Daniel Siplin of 1422 Avalon Road, Shawn Dennis and Kelly Miller of J&J Building, Melissa Stump of First United Methodist Church, Shazad Nesaralli of Solomon Auto Body, Jim & Jeanie Rahman of 153 Apopka Street, Luis Santana of 85 N Boyd Street and Taylor Brigham of 230 N Boyd Street.

2. APPROVAL OF MINUTES

***Motion by Board Member Ewing to approve the regular meeting minutes of June 2, 2025.
Seconded by Board Member Ambielli and carried unanimously 5 – 0.***

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

**3.A. 1150, 1158, 1166, 1204 Avalon Road (AVALON ROAD) – ANNEX, FLU & REZONING
Parcel ID #28-22-27-0000-00-036, -022, -021, -032**

Senior Planner Conatser presented a request to annex, update the future land use map and rezone the properties located at 1150, 1158, 1166 and 1204 Avalon Road to C-3 (Professional Office District). Staff recommends approval of Ordinance 25-18, 25-19 and 25-20.

Board members inquired about the zoning of the property to the south as Orange County A-1 and what are C-3 zoning business types? City staff confirmed the zoning to the south and the type of businesses would be low volume professional (i.e. real estate and law offices).

This item was opened to the public. Dan Siplin of 1422 Avalon Road expressed concern with traffic impact. City staff stated recently the City of Winter Garden took control of Avalon Road from Orange County and critical State Road 50 improvements will be within the City's power to complete, rezoning to C-3 instead of C-2 means less traffic generated for the use and a traffic study will be reviewed at time of Site Plan submittal.

Motion by Board Member Hide to approve the Annexation, Future Land Use and Rezoning at the property located at 1150, 1158, 1166, 1204 Avalon Road. Seconded by Board Member Ewing and carried unanimously 5 – 0.

**3.B. 14451 W Colonial Drive (Solomon's Auto Body) - PCD REZONING
Parcel ID #22-22-27-0000-00-075, -070, -056, -057, -034**

Planning Supervisor Friedman presented a request to rezone the properties located at 14451, 14423, 14411, 14375 and 14345 W Colonial Drive to a Planned Commercial Development (PCD) to permit the development of four commercial buildings totaling 46,432 square feet to consist of retail/office/restaurant spaces in three of the buildings with the fourth building (Building 100) being occupied by Solomon Auto Body repair. Staff recommends approval of Ordinance 25-13.

Board members inquired about the current zoning of subject property, if auto body is an allowable use, if the PCD vests the right to allow auto body use, vehicle parking located behind building, and if cars repairs are required to be out of sight? City staff stated the zoning is C-2 (Arterial Commercial District) and located in the West State Road 50 Overlay, any auto service or sales is allowed through a Special Exception. However, this business has been located on the property for a long time and only had a Special Exception for a paint booth inside the business, only the one building (Building 100) will be vested for the auto body shop in the PCD and for future tenants of this building. Yes the building location was moved forward to allow vehicle parking behind the building to screen cars being worked on in the rear and if cars are stored outside the building elsewhere Code Enforcement would get involved.

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

Motion by Board Member Hawthorne to approve the PCD Rezoning of the property located at 14451 W Colonial Drive. Seconded by Board Member Hide and carried unanimously 5 – 0.

4. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

**4.A. 775 Garden Commerce Pkwy, Suite D (property address per OCPA: 761 Garden Commerce Pkwy) – SPECIAL EXCEPTION
Parcel ID #24-22-27-9387-23-000**

Planning Director Carson presented a request for a Special Exception located at 775 Garden Commerce Parkway – (per OCPA: 761 Garden Commerce Parkway) to allow a dog boarding

facility with dog daycare and dog grooming services to be all indoor except for a 630 square foot area of grass located along the rear east side of the building that the applicant plans to fence and use for a dog run. The proposed service use is typically located in C-1, Central Commercial District and C-2, Arterial Commercial District (permitted by-right use). Staff offered the board items for consideration from the PID Ordinance 13-42. Staff recommends denial of this Special Exception permit as the requested use is not listed as a possible special exception use per the ordinance.

The property owner and business owners made their presentations. Sharon Williams, CEO of Exchange Place of 775 Garden Commerce Parkway, Suite B, stated they are a local people first employee-owned development company headquartered in Winter Garden, and mentioned possible PID considerations for the pet resort to be classified as a storage use based on certain legal precedents, requesting staff to push through as storage or as a Special Exception, they received letters from neighboring tenants in support, and wanted diversification of businesses to create a community within Winter Garden. Nick Nicola and Nathan Carney of Winter Garden Pet Resort, 775 Garden Commerce Parkway, Suite D described their business and listed types of services and feel the area fits their needs with sound insulation in the building, secured fencing and they have seen other pet care facilities have opened up in other cities/counties' Industrial areas. Board members inquired about the dog run? The business owners stated there are no outdoor kennels and the business was originally intended to be all indoors; City staff stated that having an outdoor yard (dog run) would be consistent with other pet care facilities in Winter Garden; discussions ensued regarding amending the PID.

Board members stated they had issues with the dog boarding use not being allowed in the PID, did not like the layout of the dog run, did not think of this business operation as storage use and does not like to force an issue to make it work, further discussion was held on amending the PID and how to move forward. The applicants were questioned by the Board about hardships and if they preferred denial or tabling the request to continue to work with staff; applicants stated they are facing hardships and would prefer tabling over denying.

Motion by Board Member Bennett to table the Special Exception request for 775 Garden Commerce Parkway. Seconded by Board Member Hide and carried unanimously 5 – 0.

**4.B. 305 Beulah Road (Winter Garden Christian Academy) – SPECIAL EXCEPTION
Parcel ID # 25-22-27-0000-00-013**

Senior Planner Conatser presented a request to renew the Special Exception for the school use to increase the number of students from 60 to 90 and increase the grade level to 6th grade. Staff recommends approval of the Special Exception with conditions.

Board members inquired about space on site for additional students and if there is a time-limit on this Special Exception? City staff had no issues, no time limit, but another Special Exception would be required when/if the school requests to increase the number of students.

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

Motion by Board Member Hide to approve the Special Exception for the address at 305 Beulah Road subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 5 – 0.

5. VARIANCE (PUBLIC HEARING)

**5.A. 99 N Boyd Street (Gibbs Residence) – VARIANCE
Parcel ID #14-22-27-5656-00-691**

Board Member Harthorne disclosed the architectural consultant reached out to him with their history, what they had done with staff and where they are currently with this Variance submittal.

Planning Director Carson presented a Variance request for the property located at 99 N Boyd Street, to allow a minimum ten (10) foot rear yard setback in lieu of the required twenty-five (25) foot rear yard setback for a new two-story 4,800 +/- square foot single family residential structure and allow the garage to be attached to said structure in lieu of a required detached garage located in the Winter Garden Historic Downtown District Overlay Area. Staff has concerns with this site as a sub-standard lot under the R-2 conditions in the Historic Downtown District, the scale of the proposed home is significantly larger than the adjacent single-family home to the south, impervious ratio is right at the edge, stormwater requirements and the proposed structure is too large to make room for a compliant detached garage. Therefore, staff recommends denial of the Variance.

Board members allowed the applicant/property owner to make a presentation. John Gibbs, property owner of 99 N Boyd Street handed out his presentation to the board and spoke (**Exhibit A**). Kelly Miller of J&J Building stated she was presenting on behalf of Michael Morrissey, who was unable to attend and wanted to go over the presentation more thoroughly. Board members inquired about the under air square footage of the home, concern with 49.1 impervious area including 50% of the driveway as pervious and concerns about stretching the allowable area. Kelly Miller stated 3,592 square-feet under air for this home and City staff stated the impervious area calculations are still to be determined.

This item was opened to the public. Luis Santana a tenant of 85 N Boyd Street had no issue with the development, nor does the owner Karen Sidel who could provide a letter with her blessing for the development. Allison Painter of 393 N Lakeview Avenue was not in favor of the size house with an attached garage in the historic district and expressed concerns about setting a precedence. Beverly Thornton of 145 N Highland Avenue was not in favor of the Variance and stated if the city agrees to this request then maybe the city needs to change the guidelines. Taylor Brigham of 230 N Boyd Street concerned with drainage in the area and would like to see a smaller size home on this property and Sara Farese of 361 N Boyd Street asked about the three-car garage, how proper drainage will be handled and how the impervious area stays in the ratio? Board Chairman stated these items will typically be handled in building permit review.

Board members inquired if there was a precedence for this size of home on this lot size, what would be the standard size lot, has the Architectural Review and Historic Preservation Board (ARHPB) reviewed this project, is there any verbiage in the historic use ordinance that says it needs to be in character with surrounding properties? City staff was not aware of any one-to-one comparison, for an R-2 zoning the minimum standard lot dimension would be 75 foot width

x 100 foot depth, the ARHPB has not seen this yet but this is an item on the July 15, 2025 agenda, specifically in the historic code it states new construction shall be compatible with the size and scale of the property, neighborhood and immediate environment specific to the historic district. Board members stated they request to align with the ARHPB on the detached garage and they do not have purview regarding the impervious surface area calculations, had concerns with the size of the home for this lot, would like ARHPB to review this project submittal and have the city engineer review for the impervious area coverage before this board makes a decision for this Variance request. The board inquired if the applicants would be open to tabling this request and present to the ARHPB first, the applicants stated they would agree to these steps.

Motion by Board Member Hawthorne to table the Variance to a date uncertain for the property located at 99 N Boyd Street. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

Chairman Hawthorne wanted to thank Board Member Mark Hide for his five years of service to this board and let board know this would be his last meeting. Board Member Hide stated it has been a pleasure working with everyone.

Chairman Will Hawthorne adjourned the meeting at 8:15 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, August 4, 2025 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

Exhibit A

Item 5.A. 99 N Boyd Street (Gibbs Residence) - Variance

CITY OF WINTER GARDEN PLANNING AND ZONING MEETING

07/09/25

AGENDA ITEM: 99 N. Boyd St. Variances

Presenter: John W. Gibbs, Owner

Mr. Gibbs Background: Retired Business Owner of Gibbs & Register, Inc.

Residing at: 232 South Dillard St., Winter Garden, FL (Owner)

Operating in Winter Garden for the past 25 years operating as a thriving heavy civil engineering and construction firm

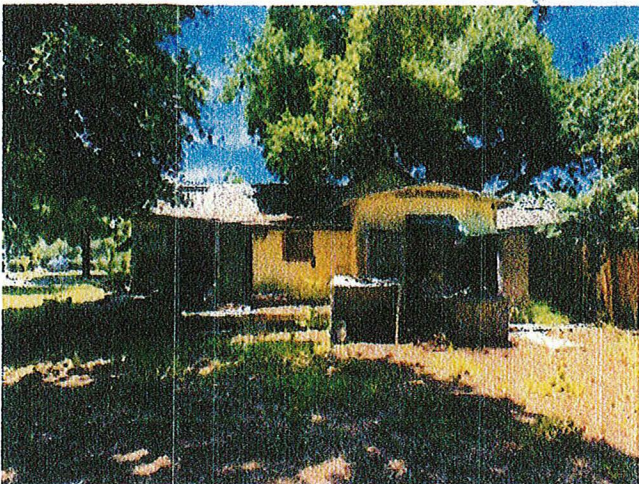
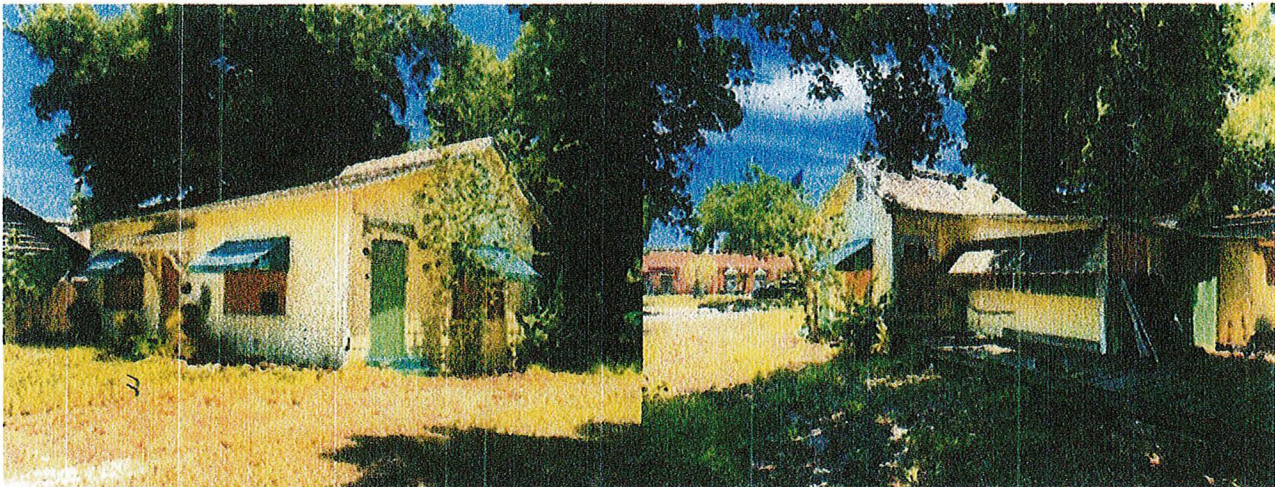
Reason for 99 N. Boyd St purchase: Principal residence

Variances Requested:

- 1) Rear attached garage in lieu of a detached garage for security reasons
 - a. Very few modern homes in the City of Winter Garden are being constructed with detached garages
- 2) 10 ft rear setback
 - a. Note that the residence immediately behind and east of our property has a 3-foot setback
- 3) Nature of improvements to this property:
 - a. See photo of the residence that existed at the property at the time of purchase by Mr. Gibbs
 - i. This dilapidated home functioned for a time as an illegal drug manufacturing facility in the hear of the City
 - b. See plans of the proposed residence
 - i. Mr. Gibbs has taken great care to commission the design of a home with a high degree of architectural integrity that fits and blends with the Historic District
 - c. The proposed improvements to this property are substantial and will add to the character of the Historic District
 - i. Mr. Gibbs will devote the same level of care to the appearance of this property as he does in caring for his business property at 232 S. Dillard St.

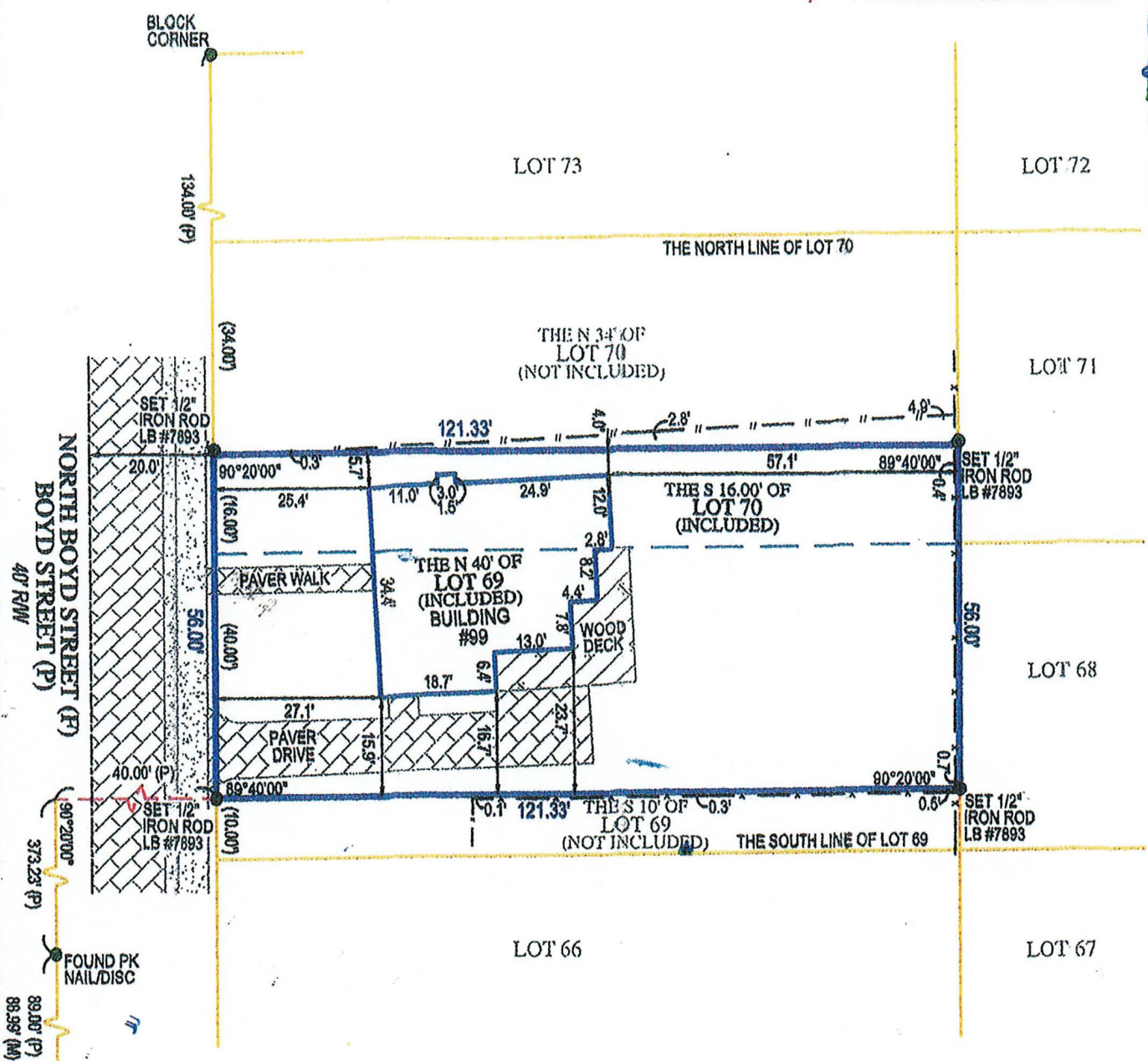
John W. Gibbs

From: John W. Gibbs
Sent: Thursday, May 30, 2024 1:58 PM
To: John W. Gibbs
Subject: FW: 99 North Boyd St Photos



BOUNDARY SURVEY

REVISIONS
1) BOUNDARY REVISED... 11-15-2023



SURVEY NOTES
BRICK DRIVE AND BRICK WALK CROSSING INTO RAW
ALONG WESTERLY LOT LINE.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
605068

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

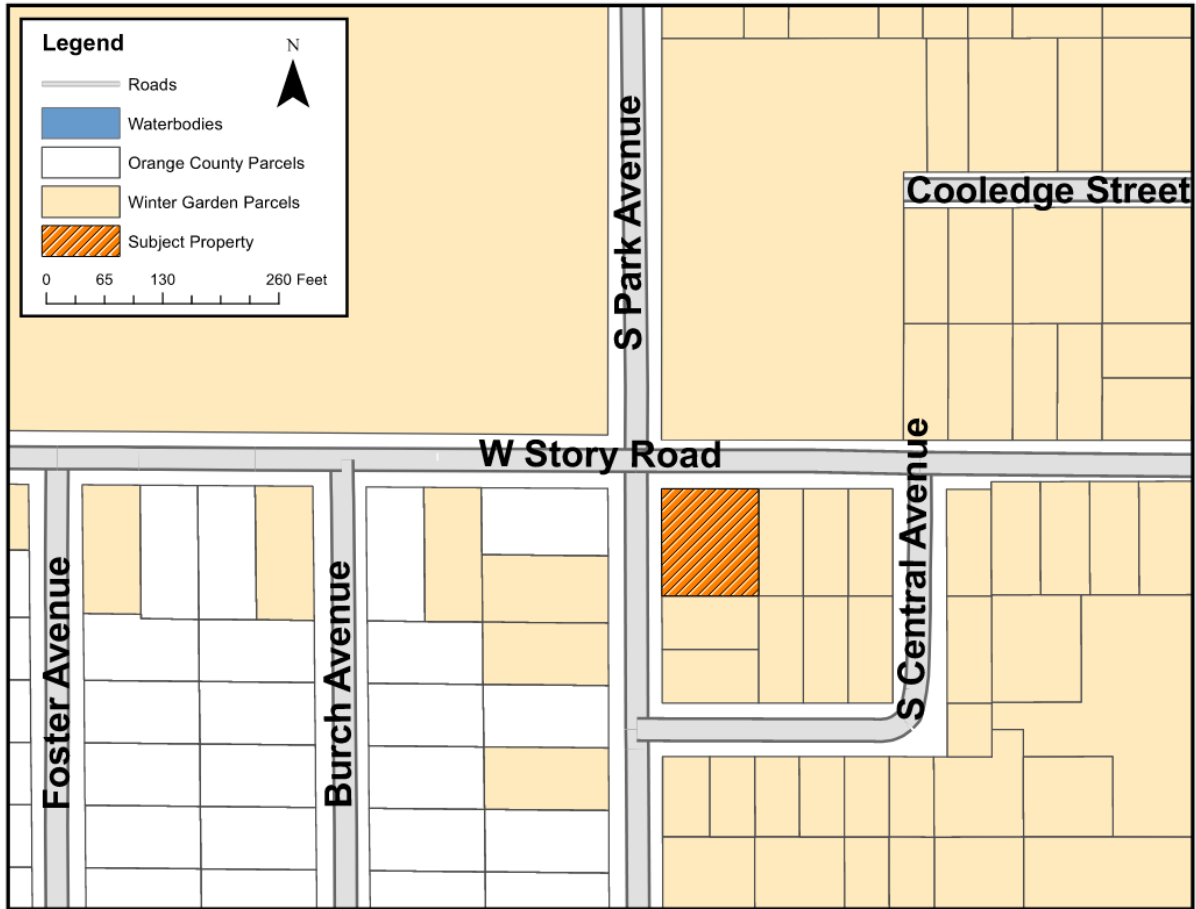


LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 228-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LOCATION MAP

244 W Story Road

Special Exception Permit



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

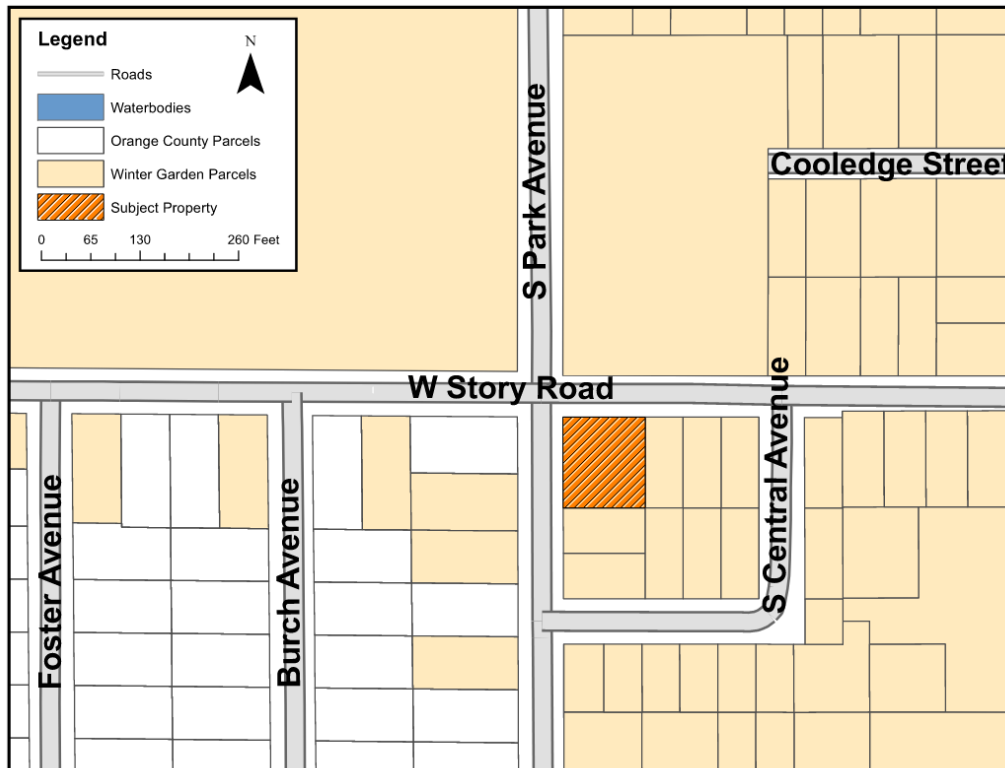
TO: PLANNING AND ZONING BOARD
PREPARED BY: Amber McDonald, Planner I
DATE: August 4, 2025
SUBJECT: SPECIAL EXCEPTION PERMIT
244 W Story Road (0.30 +/- ACRES)
PARCEL ID # 23-22-27-6650-00-010

APPLICANT: Reborn Houses LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed Special Exception Permit for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located on 244 W Story Road, 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 applicant is requesting a Special Exception Permit in order to allow commercial uses in a R-NC zoning district. The property is zoned R-NC (Residential-Neighborhood Commercial District) and is designated Residential-Neighborhood Commercial (NC) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The property is currently vacant. Historically, there was a convenience store on the property that was demolished between 2017 and 2018.

ADJACENT LAND USE AND ZONING

The property to the north of the subject property is developed with an apartment complex (Garden City Apartments), is zoned R-2 and located in the City of Winter Garden. The properties to the south and east are single-family residences with R-2 zoning and located in the City of Winter Garden. The property to the west is developed with a single-family residence with R-2 zoning and located in Unincorporated Orange County.

PROPOSED USE

The applicant is requesting to construct a new single-story 2,250 square foot commercial building. Associated site improvements will include off-street parking, new landscaping and sidewalks. A site plan has been provided and is attached to the staff report. The building has been designed to be more residential in character and form, with a metal pitched roof and entry “porches”.

ANALYSIS

Sec. 118-488. – Special exceptions.

In the R-NC Residential-Neighborhood Commercial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (9) All uses permitted in the C-4 neighborhood commercial district and subject to dimensional requirements of that zone.

The applicant is requesting to allow office and retail uses in the space. The property was previously developed with a convenience store that was demolished between 2017 and 2018. With the pedestrian activity at the corner of W Story Road and Park Ave, as well as the city park and multi-family buildings across the street, staff considers the subject property’s location is appropriate for neighborhood commercial uses. The proposed development is expected to generate 11 trips during the peak morning hour and 27 trips during the peak evening hour which is minimal and should not have any adverse impact on the surrounding roadways.

The applicant does not have any proposed tenants at this time. Because retail uses may be too long of a list to enumerate within the scope of this request, Staff is requesting as a condition of approval that specific retail uses be reviewed at an administrative level. This will allow flexibility for the applicant and future tenants. Staff will review any retail use requests at the interior building permit or business tax receipt stage to ensure all requests align with the intent of neighborhood serving commercial uses.

SUMMARY

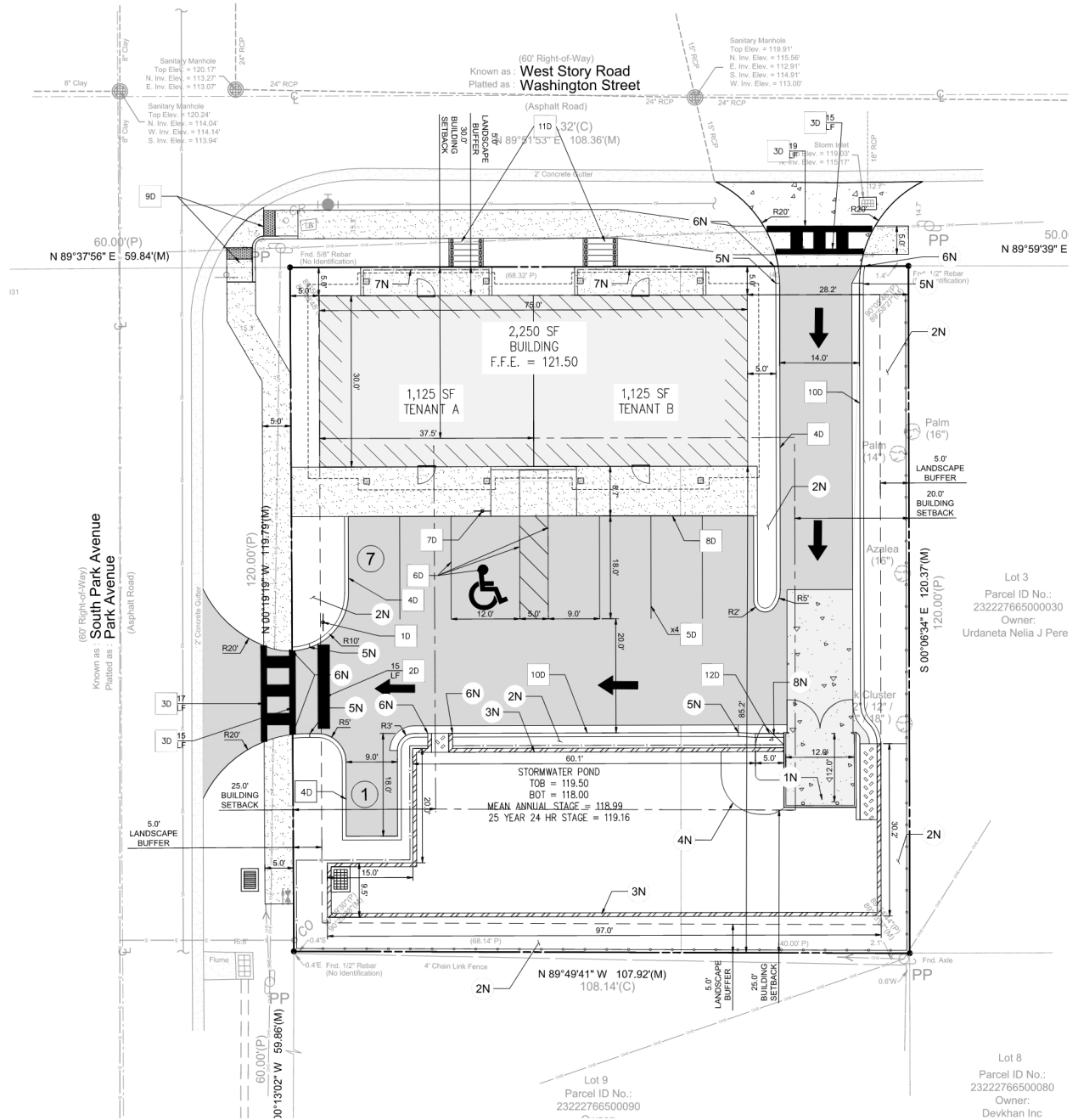
City Staff recommends approval of the Special Exception Permit to allow neighborhood commercial uses subject to the following conditions:

- 1) Retail uses must align with typical neighborhood serving commercial. Proposed commercial uses must be consistent with C-4 (Neighborhood Commercial District) approved uses, pursuant to section 118-677 and are as follows:
 - (a) Recreational facilities.
 - (b) Communication towers and communication antennas.
 - (c) Retail stores and shops of a neighborhood convenience, such as convenience foodstores, dry cleaning and laundry facilities, bakeries, drug and sundries, barbershops and beauty shops and the like.
 - (d) Professional offices, studios and personal service establishments of a similar nature.
- 2) Prohibited uses will be the same as all C-1 (Central Commercial District) prohibited uses but shall also include tobacco sales, vape sales, adult entertainment and pawn shop.
- 3) All retail uses will be reviewed and administratively approved at the time of permitting.
- 4) If the applicant disagrees with Staff's determination of an allowed or prohibited use at the time of permitting, the applicant can then request the specific use from the Planning & Zoning Board.

Aerial Photo
244 W Story Road



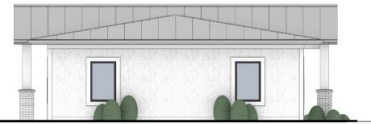
Site Plan
244 W Story Road



Building Elevations
244 W Story Road



NORTH ELEVATION



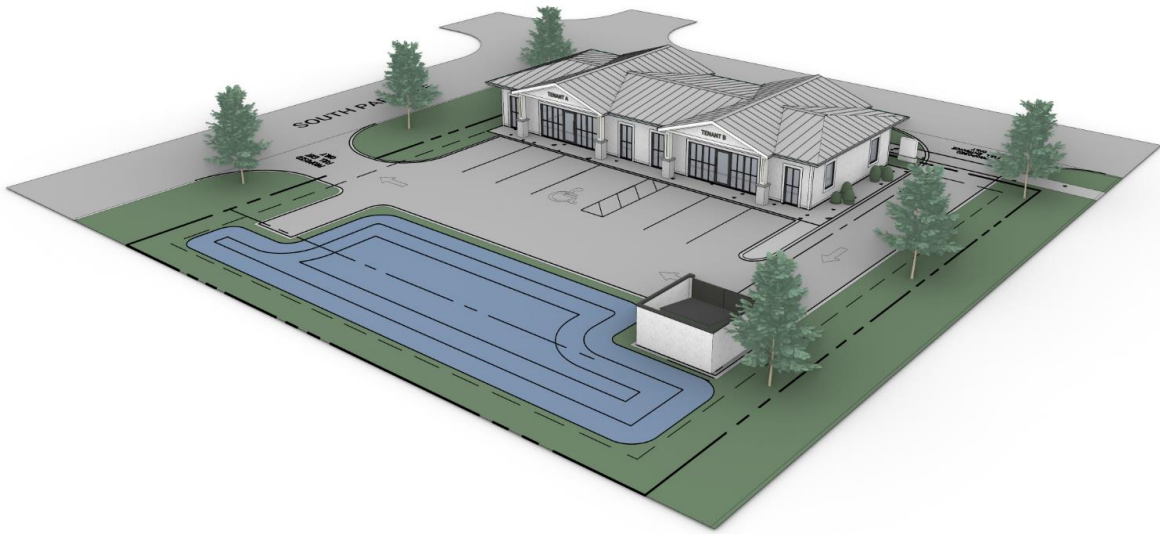
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Original Convenience Store (2015)
244 W Story Road



Site Photos
244 W Story Road



Facing South on W Story Road

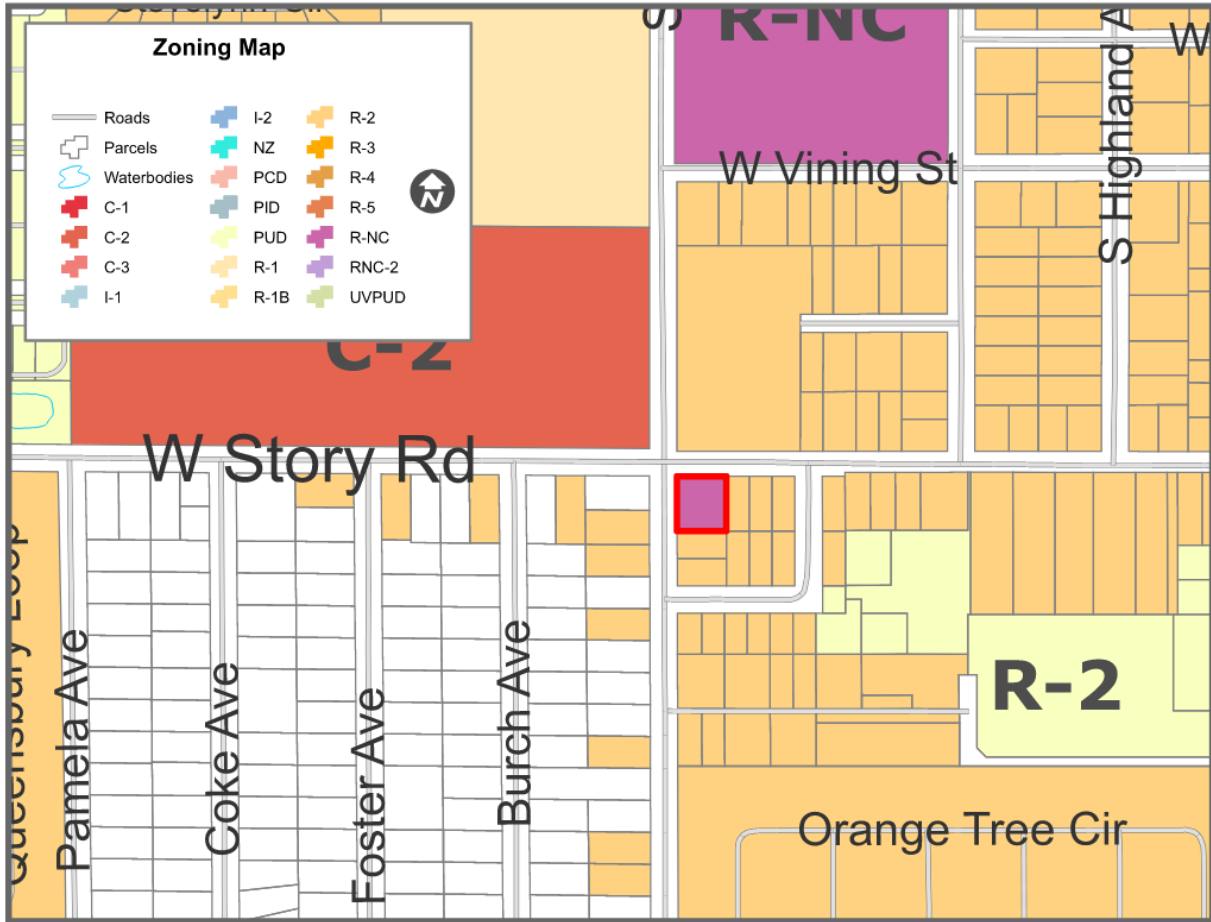


View from the Corner of W Story Road & S Park Avenue

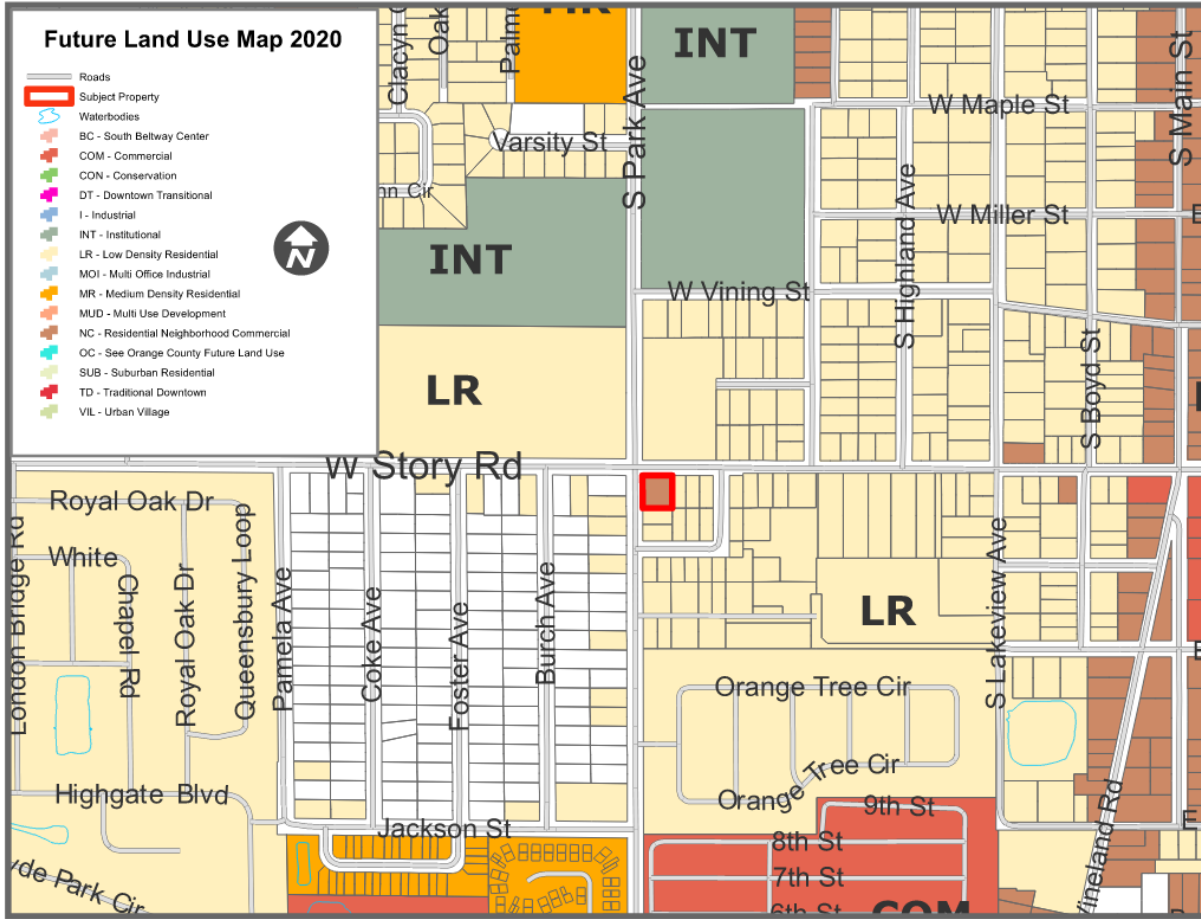


Facing East on S Park Avenue

Zoning Map
244 W Story Road



Future Land Use Map 244 W Story Road

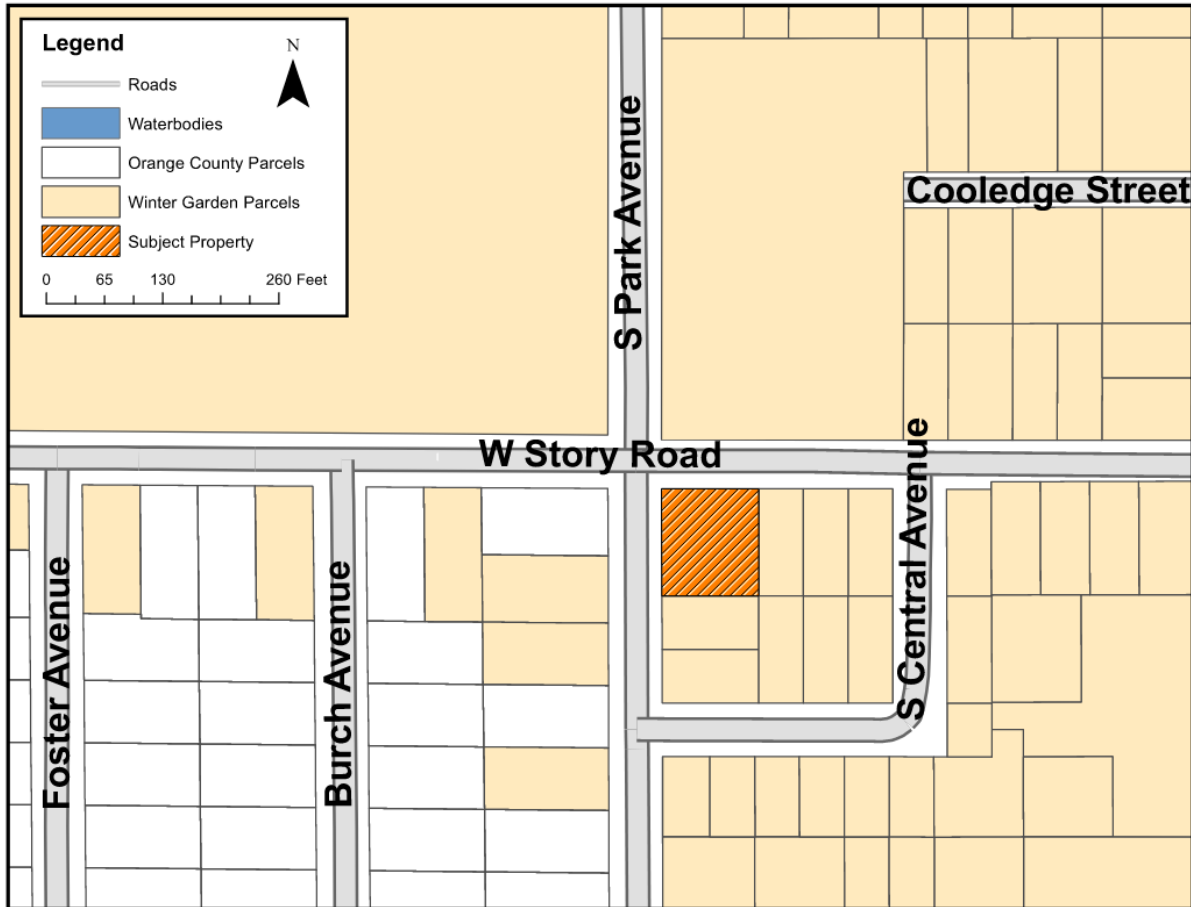


END OF STAFF REPORT

LOCATION MAP

244 W Story Road

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

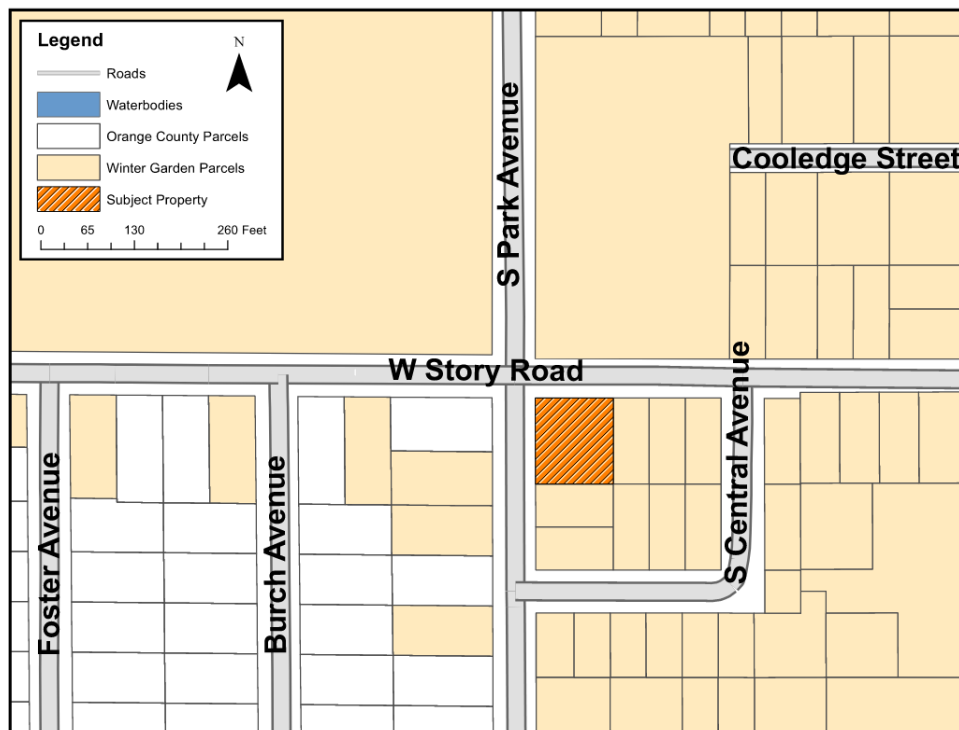
TO: PLANNING AND ZONING BOARD
PREPARED BY: Amber McDonald, Planner I
DATE: August 4, 2025
SUBJECT: VARIANCE
244 W Story Road (0.30 +/- ACRES)
PARCEL ID # 23-22-27-6650-00-010

APPLICANT: Reborn Houses LLC

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 244 W Story Road in Winter Garden, Florida. The request is to allow construction of a new commercial building with a front yard setback of 5' in lieu of the required 40' front yard setback and a 5' side corner lot setback in lieu of the required 40' side corner lot setback.

The subject property, located on 244 W Story Road, is an approximately 0.30 ± acre. 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-NC (Residential-Neighborhood Commercial District) and is designated NC (Residential Neighborhood Commercial) on the Future Land Use Map of the City’s Comprehensive Plan.

EXISTING USE

The property is currently vacant. Historically, there was a convenience store on the property that was demolished between 2017 and 2018.

ADJACENT LAND USE AND ZONING

The property to the north of the subject property is developed with an apartment complex (Garden City Apartments), is zoned R-2 and located in the City of Winter Garden. The properties to the south and east are single-family residences with R-2 zoning and located in the City of Winter Garden. The property to the west is developed with a single-family residence with R-2 zoning and located in Unincorporated Orange County.

PROPOSED USE

The applicant is requesting to construct a new single-story 2,250 square foot commercial building. The property will be updated to include off-street parking, new landscaping and sidewalks.

CODE REFERENCE

Sec. 118-686(1)&(3) of the City Code of Ordinances addresses minimum yard requirements for commercial buildings in the C-4 Zoning District. This section states,

In the C-4 neighborhood commercial district, the minimum building setbacks are as follows:

- (1) Front: 40 feet.*
- (2) Side interior lot: 20 feet when abutting a residential zoning district.*
- (3) Side corner lot: 40 feet.*
- (4) Rear: 20 feet when abutting a residential zoning district.*

The applicant is seeking a variance to the minimum front yard & side corner lot requirements to allow construction of a new commercial building.

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;

This property is on a side corner lot surrounded by residential properties. The proposed front yard and side corner lot setbacks of 5 feet will allow the commercial building to be pushed further towards the street and away from the neighboring residential properties and should not cause interference with the reasonable enjoyment of adjacent property owners or cause any negative impacts on nearby properties.

- (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 variance will allow the construction of a new commercial building. The proposed construction and style is consistent with similar neighborhood commercial properties in the area. The building was designed to blend in with the aesthetics of the surrounding homes.

- (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. The proposed commercial building will meet all other City requirements regulating residential neighborhood commercial construction.

- (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 residential neighborhood commercial 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 requested is the minimum variance that will make reasonable use of the land and will allow the construction of a proposed building that will be more pedestrian friendly and provide additional buffer and separation between itself and the residences to the south and east. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Section 118-686(1)&(3) to allow construction of a new commercial building with a front yard setback of 5' in lieu of the required 40' front yard setback and a 5' side corner lot setback in lieu of the required 40' side corner lot setback, with the following conditions:

1. The proposed commercial building will be built in the same architectural style and massing that were provided by the applicant for this variance request.

NEXT STEP

Follow all City regulations and request site plan approval.

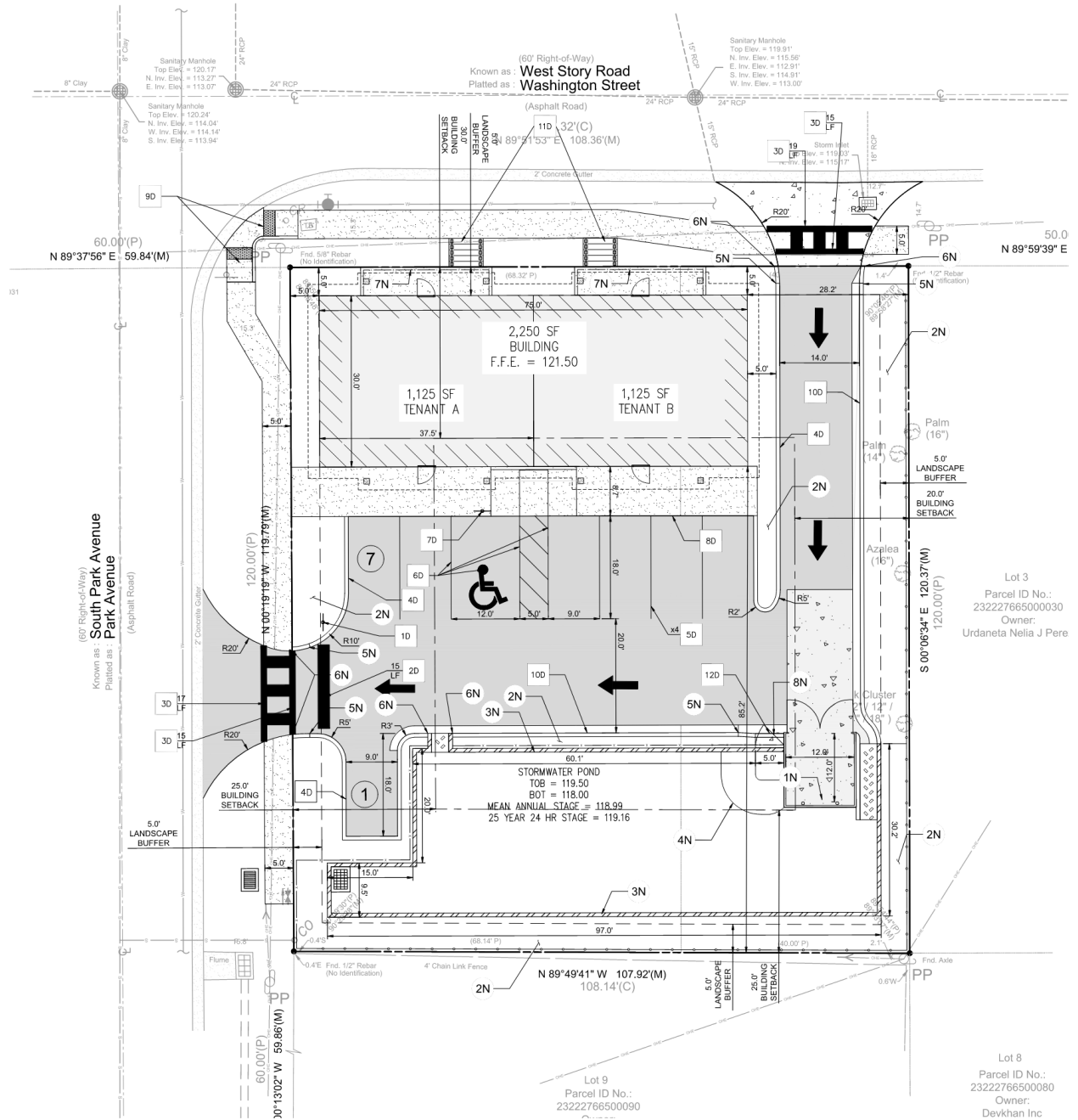
ATTACHMENTS

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

AERIAL PHOTO
244 W Story Road



SITE PLAN
244 W Story Road



BUILDING ELEVATIONS
244 W Story Road



NORTH ELEVATION



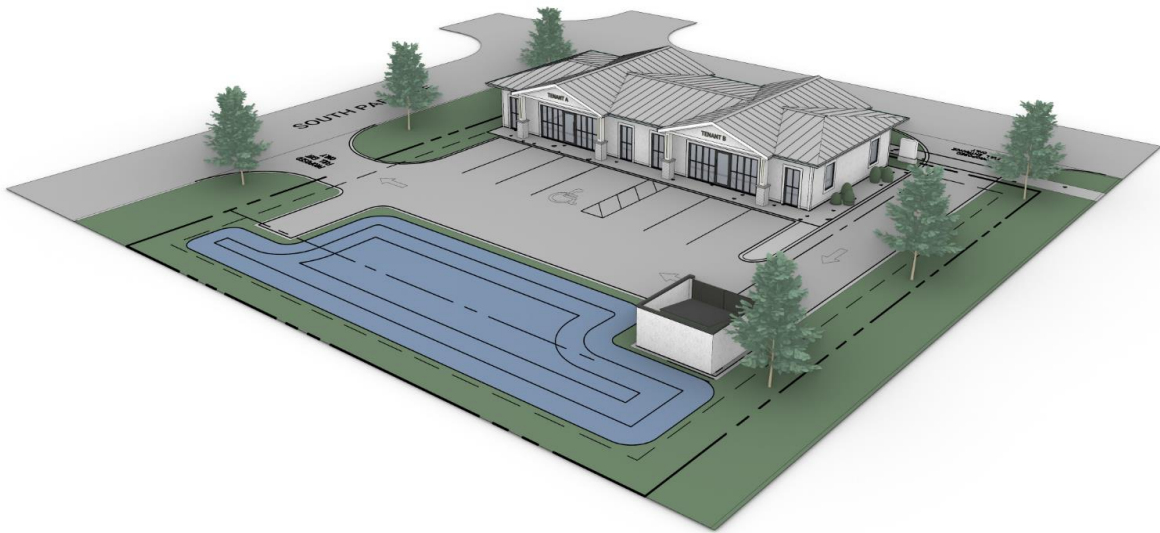
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SITE PHOTOS
244 W Story Road



Facing South on W Story Road



View from the Corner of W Story Road & S Park Avenue

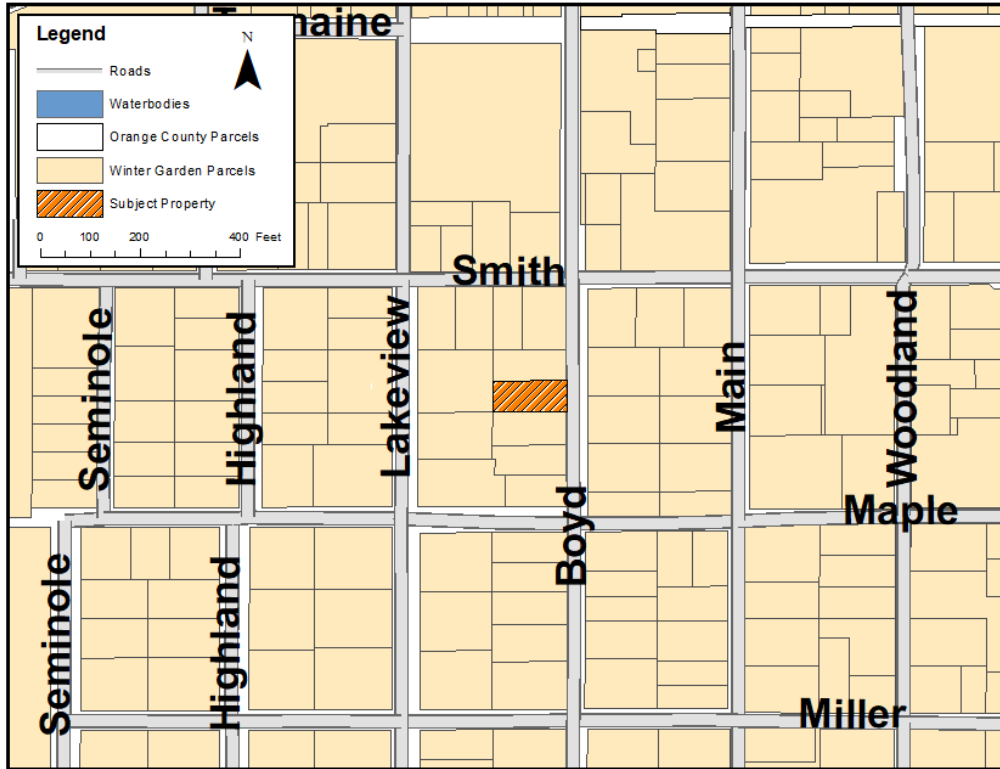


Facing East on S Park Avenue

END OF STAFF REPORT

LOCATION MAP

218 S Boyd Street



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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STAFF REPORT

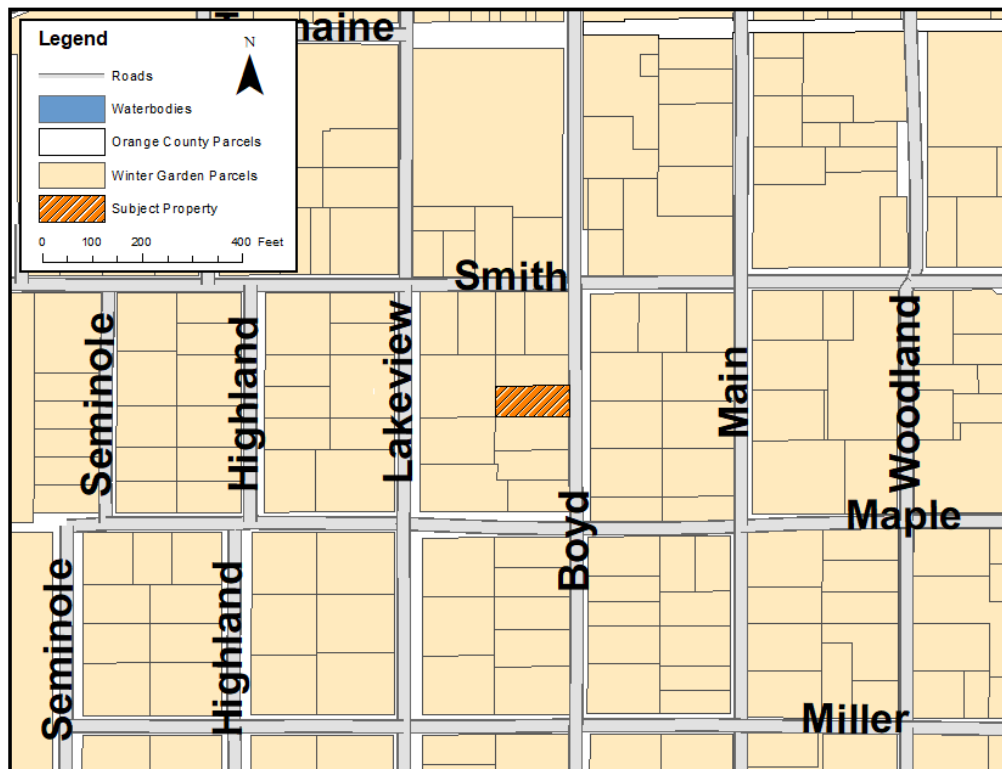
TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: August 4, 2025
SUBJECT: VARIANCE
218 S Boyd Street (0.22 +/- ACRES)
PARCEL ID # 23-22-27-8096-00-070

APPLICANT: Jim Rahman – Westmont Construction (Tyler Rahman, owner)

INTRODUCTION

The purpose of this report is to evaluate the request for setback variances for the property located at 218 S Boyd Street in Winter Garden, Florida. The request is for a 17 foot front yard setback in lieu of the required 30 foot front setback to permit the construction of a new front porch and a 6 foot side yard setback in lieu of the required 10 foot side yard setback to permit the construction of an addition to the rear of the house.

The property is approximately 0.22 +/- acres in size, zoned R-2 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 single story 1,724 +/--square foot single family residence.

ADJACENT LAND USE AND ZONING

The property is surrounded by R-2 Residential zoning and designated Low Density residential on the City’s Future Land Use map. The properties to the north, west and south are developed with single family residences. The properties to the east are developed with duplex (two-family) residences. All properties are located within the City of Winter Garden’s jurisdictional limits.

PROPOSED USE

The applicant is requesting a 17 foot front yard setback in lieu of the required 30 foot front yard setback to allow for the construction of a new front porch and a 6 foot side yard setback in lieu of the required 10 foot side yard setback to the south side of the property to allow for the construction of an addition to the rear of the house.

The property is located south of downtown in an older city neighborhood, originally platted in 1922. The existing house was constructed in 1923 and is considered a legal non-conforming structure per minimum yard setback requirements. To add a new front porch and expand the rear of the existing house the applicant must request a variance for the requested setbacks.

CODE REFERENCE

Section 118-398.(1) a. and b. of the City Code of Ordinances addresses minimum yard requirements for single-family dwellings in the R-2 Zoning District. This section states:

- (1) Single-family.
 - a. Front: 30 feet
 - b. Side: 10 feet

The applicant is seeking a variance to the front yard setback and side yard setback.

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 property is located in an older neighborhood and the house was constructed prior to the current zoning ordinance.

Front porch addition: The existing front porch is setback from the front property line 24 feet. The applicant would like to enclose the existing front porch as part of the house renovations and add a new front porch that maintains the architectural integrity of the house and neighborhood. The new front porch will extend an additional 7 feet into the front setback. The applicant is requesting a 17 foot front yard setback. The front setback will be similar to neighboring legal non-conforming properties. The property

to the north has a front porch set back 12.5 feet from their front property line. Therefore, the proposed front porch addition will not cause or allow “interference with reasonable enjoyment” of the front yards of the nearby property owners and it should not “negatively impact the standard of living” provided the applicant follows all required conditions as set forth by the staff and city code.

Rear addition: The existing house encroaches into the south side yard setback approximately 4 feet. The applicant would like to add a two-story addition to the rear of the house. The new addition will continue the encroachment along the south side yard of the property but will maintain the requested 6 foot setback along the south side yard of the property. The new addition will not cause or allow “interference with reasonable enjoyment” of the nearby property owners and it 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;

Front porch: The requested variance does not change the residential nature of the property. Front porches are encouraged especially in the older neighborhoods of the City. A front porch is a reasonable use of the residential property and the requested setback is consistent with other porches on neighboring properties and in the surrounding area.

Rear addition: The size of the proposed addition is not out of character with the R-2 neighborhood and is typical of the two-story structures in the vicinity of the property. The adjacent properties to the west contain two-story structures. The rear addition is a reasonable use of the residential property and consistent with the character of the neighboring properties.

Impervious surface: The proposed additions will increase the impervious surface from 44 percent to 47 percent. The maximum permitted impervious on the property is 50 percent. Per staff discussion with the City Engineer there is no issue with the three (3) percent increase as the applicant is able to contain all drainage on the existing property per City requirements. A drainage plan will be required for review by City Engineering at the time of building permit review to assure said containment. The increase in impervious from the additions “will allow a reasonable use of the property, which is not out of character with other properties in the same zoning category.”

(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 additions will meet all other City requirements regulating residential construction.

(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 respecting 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 to expand the house without impact to surrounding neighbors. The applicant did provide

documentation of support from surrounding neighbors for the requested addition, attached as Exhibit A.
Denying the variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of the variance to Section 118-398. (1) a. and b. to allow the construction of front porch addition with a 17 foot front yard setback and a rear addition with a 6 foot side yard setback to the south side of the property at 218 S Boyd Street, subject to the following conditions:

1. This approval is for the addition of the front porch and the addition to the rear of the house.
2. The additions shall be constructed in accordance with the designs as submitted by the applicant and with additional design elements to include the architecture band where the stucco meets the siding on the elevations.
3. The applicant will provide a drainage plan for review by the City Engineer with the zoning and building permit request document.
4. The applicant will obtain all required zoning and building permits from the Planning and Zoning Department and Building Department prior to construction of the proposed additions.
5. The applicant will update and note all conditions of the variance on the construction plans. Said updated plans will be submitted with all zoning and building permit review documents.
6. The front porch may 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

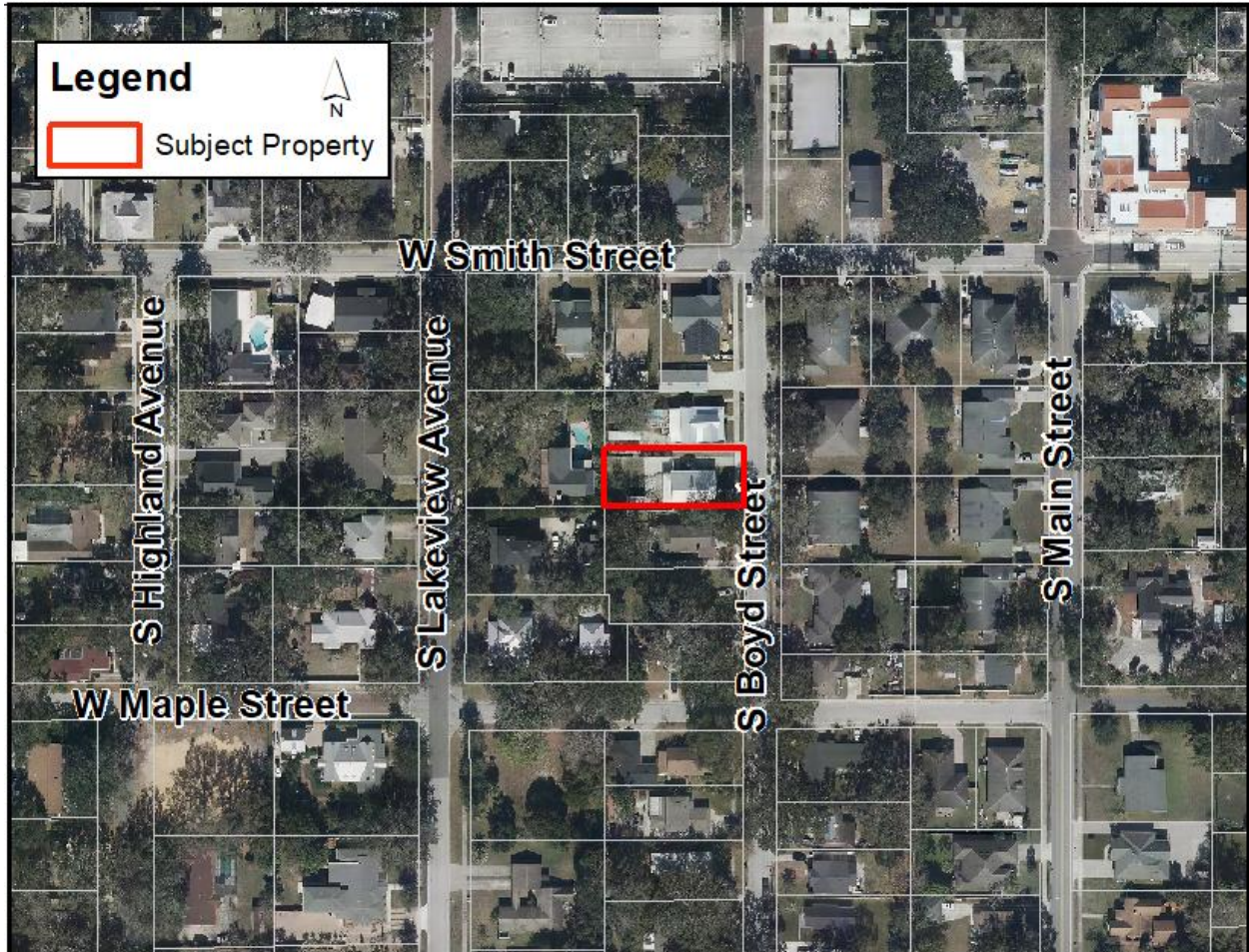
Survey with drainage information

Elevations

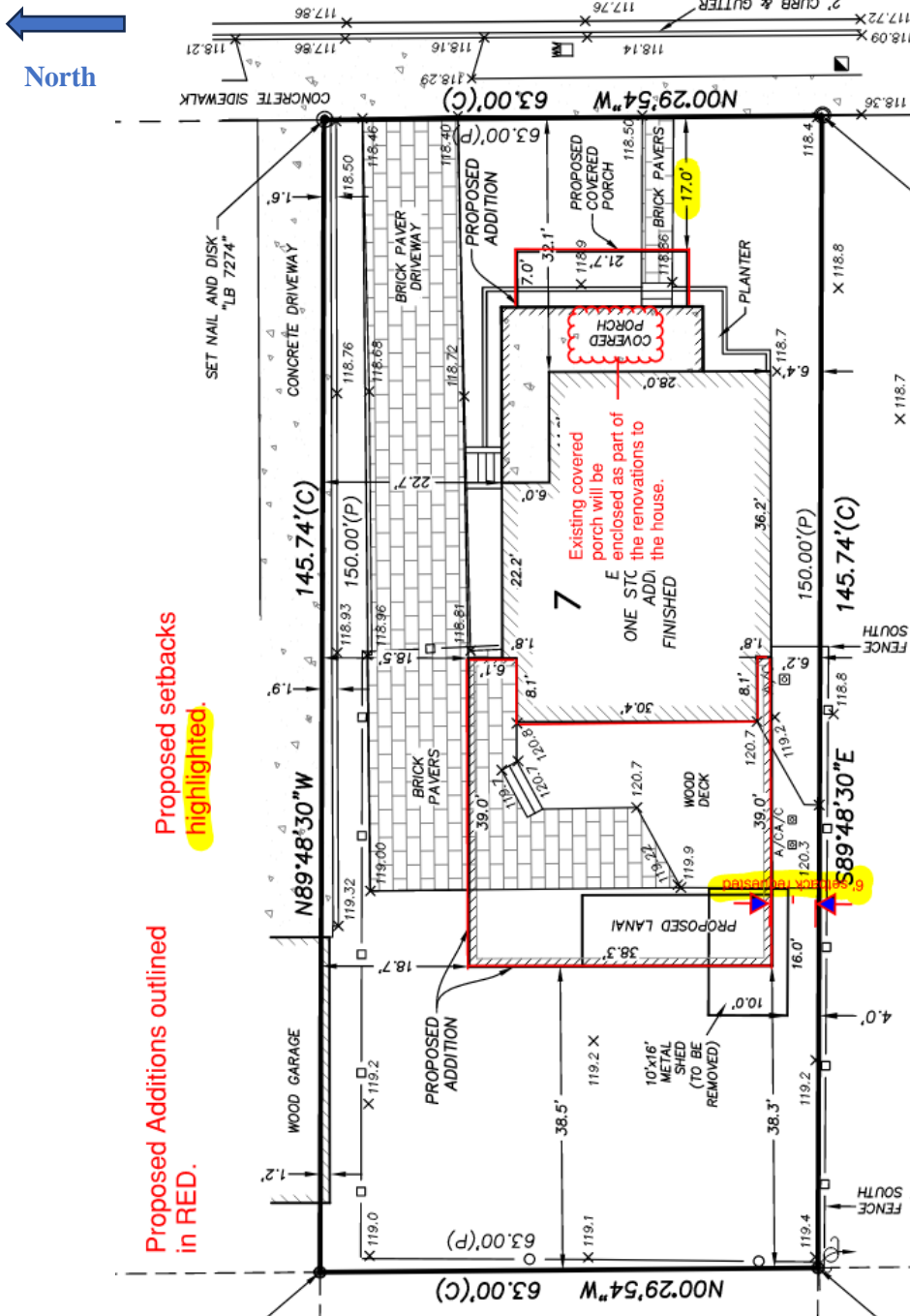
Site Photos

Exhibit A

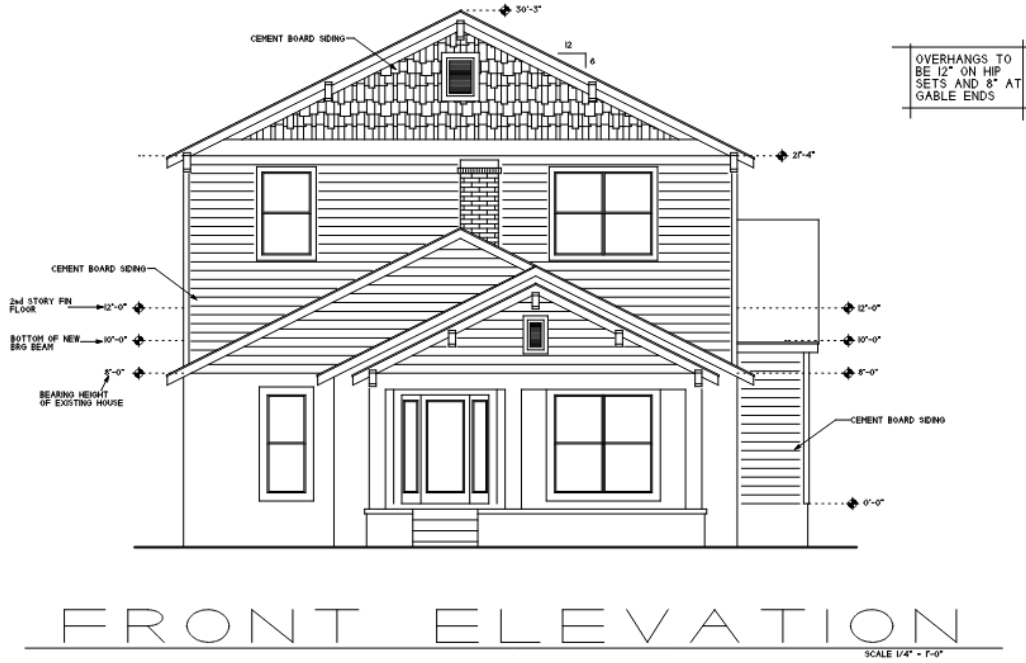
Aerial Photo
218 S Boyd Street



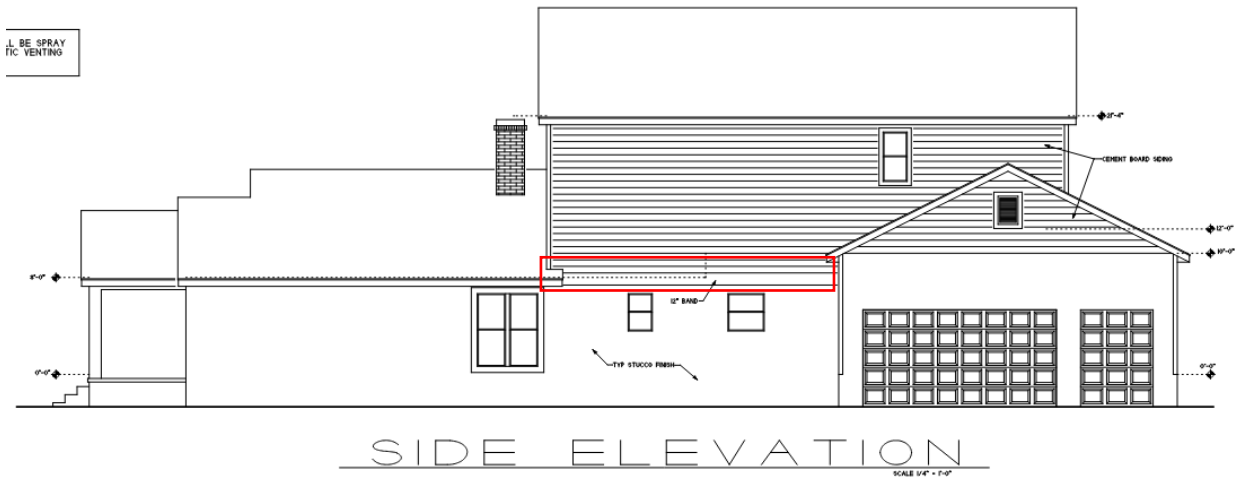
Survey with additions and proposed setbacks
 218 S Boyd Street



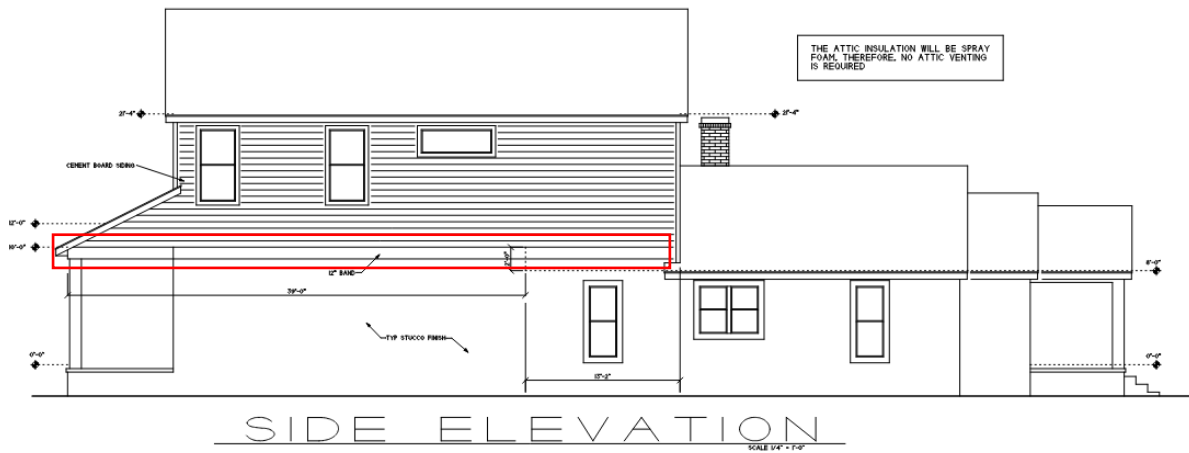
Elevations with new front porch addition and rear with 2nd story
218 S Boyd Street



North side of the house with Architecture Band =



South side of the house with Architecture Band =



Site Photos
218 S Boyd Street
Front view of existing house



Front view with north side elevation



Front/side south side elevation



South side elevation – close-up



Exhibit A
Support from surrounding properties - submitted by applicant:

218 South Boyd Street Addition/Remodel

Adding a 7'X 21' front Porch and a 2146 square Foot 2 story addition to the rear of the existing home.

Address located at: 217 SOUTH BOYD STREET 407-948-0033

Name: WENDY JUNG Support Project: Yes No

Address located at: 219 SOUTH LAKEVIEW AVE 331-438-6010

Name: NORA + NICK FARRELL Support Project: Yes No

Address located at: 215 SOUTH BOYD STREET 407-808-2789

Name: KEN DONOVAN Support Project: Yes No

Address located at: 222 SOUTH BOYD STREET 407-399-5748
ANTEN RX

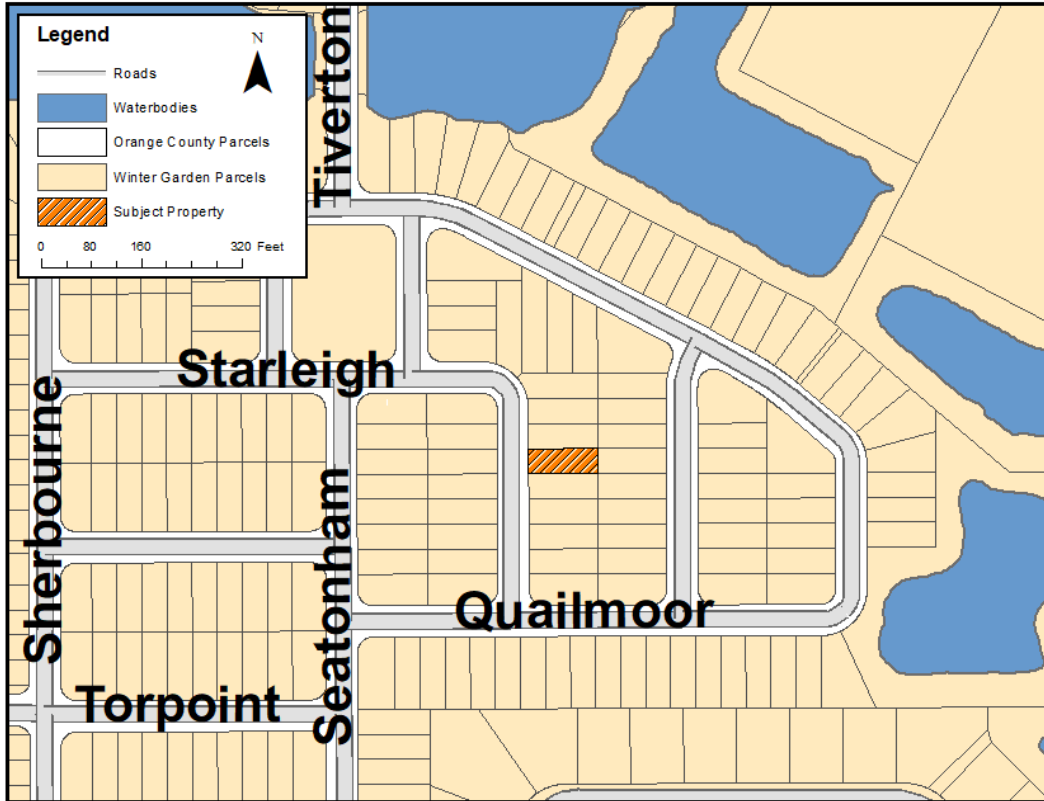
Name: ZURS LLC
JIM LARWETH Support Project: Yes No

Address located at:

Name: Support Project: Yes No

LOCATION MAP

15223 Starleigh Road



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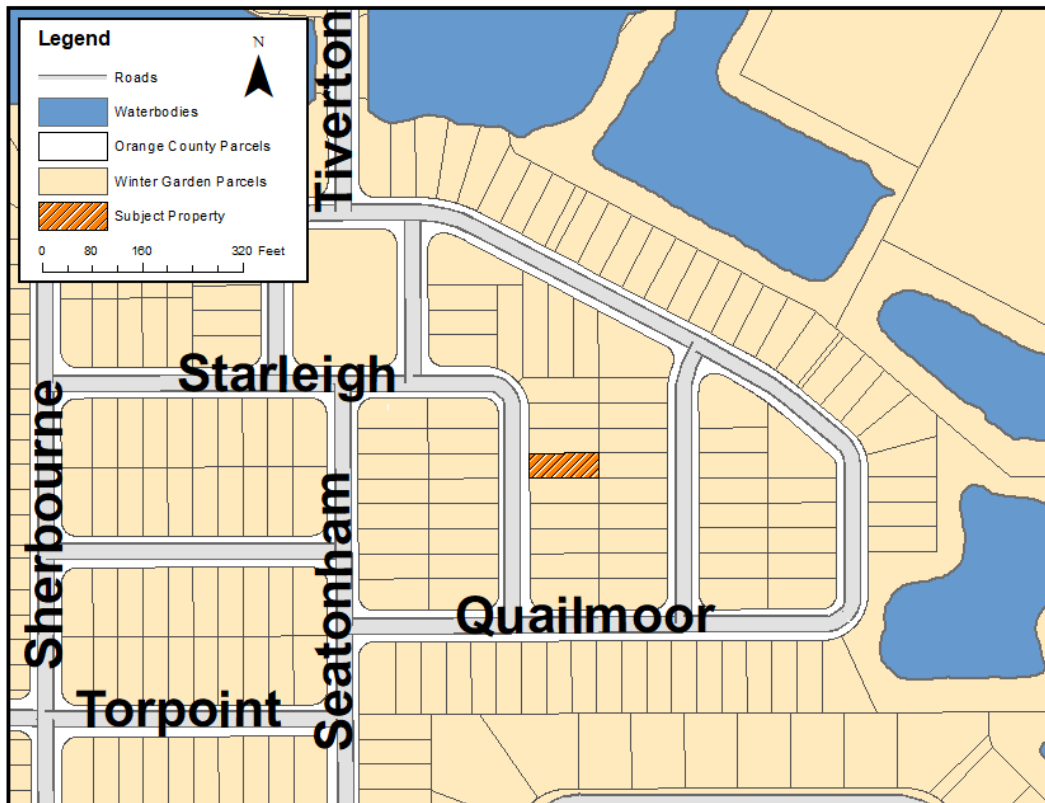
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Yvonne Conatser, Senior Planner
DATE: August 4, 2025
SUBJECT: VARIANCE
15223 Starleigh Road (0.10 +/- ACRES)
PARCEL ID # 04-23-27-8229-21-230

APPLICANT: Sara Slimick

The purpose of this report is to evaluate the request for a variance for the property located at 15223 Starleigh Road in Winter Garden, Florida. The request is to allow a 17 foot – 6 inch rear yard setback in lieu of the required 20 - foot rear yard setback minimum to construct a covered screen porch.

The Property is approximately 0.10 +/- acres in size, zoned PUD (Planned Unit Development) per Ordinance 98-79 (Stoneybrook West), and designated Low Density Residential on the City Future Land Use Map. The property is located in the Stone Creek neighborhood. 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 2,291 +/- square foot single family residence.

ADJACENT LAND USE AND ZONING

The property is surrounded by PUD Residential zoning, developed as single family residential homes in the Stoneybrook West subdivision – Stone Creek neighborhood 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 17 foot – 6 inch rear yard setback to allow for the addition of a 12-foot by 25-foot covered screen porch to the rear of the house.

CODE REFERENCE

Ord. 98-79 Section II addresses minimum yard requirements for single-family dwellings in Stoneybrook West subdivision. This section states:

All development will significantly conform to the PUD site plan (including all notes and exhibits) identified as ATTACHEMENT “A”.

Per Attachment A - Internal Lot Setbacks: for Lot Size +/- 4,000 SF (40’ x 100’)

Front – 20 feet

Side – 5 feet

Rear – 20 feet

The applicant is seeking a variance to the rear yard setback to construct a covered screen porch.

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 property is long and narrow. The proposed covered screen porch will meet required side yard setbacks but cannot meet required rear yard setbacks without the variance. There is an existing fence to prevent “interference” and help provide continued “reasonable enjoyment” of the rear yard for the nearby property owners, the proposed covered screen porch 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 rear covered screen porch is typical for single-family homes. The size of the proposed covered screen porch is not out of

character with other properties located within the PUD 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 covered screen porch 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 Ordinance to allow the construction of a covered screen porch with a 17 foot – 6 inch rear yard setback for the property at 15223 Starleigh Road, subject to the following conditions:

1. This approval is for the addition of the covered screen porch.
2. The covered screen porch shall be constructed in accordance with 12-foot by 25-foot design specified and shown per the survey with proposed setbacks 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 covered screen porch.
4. The applicant will update and note all conditions of the variance on the plans for the covered screen porch. Said updated plans will be submitted with all zoning and building permit review documents.
5. The addition of the covered screen porch cannot be enclosed as air conditioned space without a separate approval.

NEXT STEP

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

ATTACHMENTS

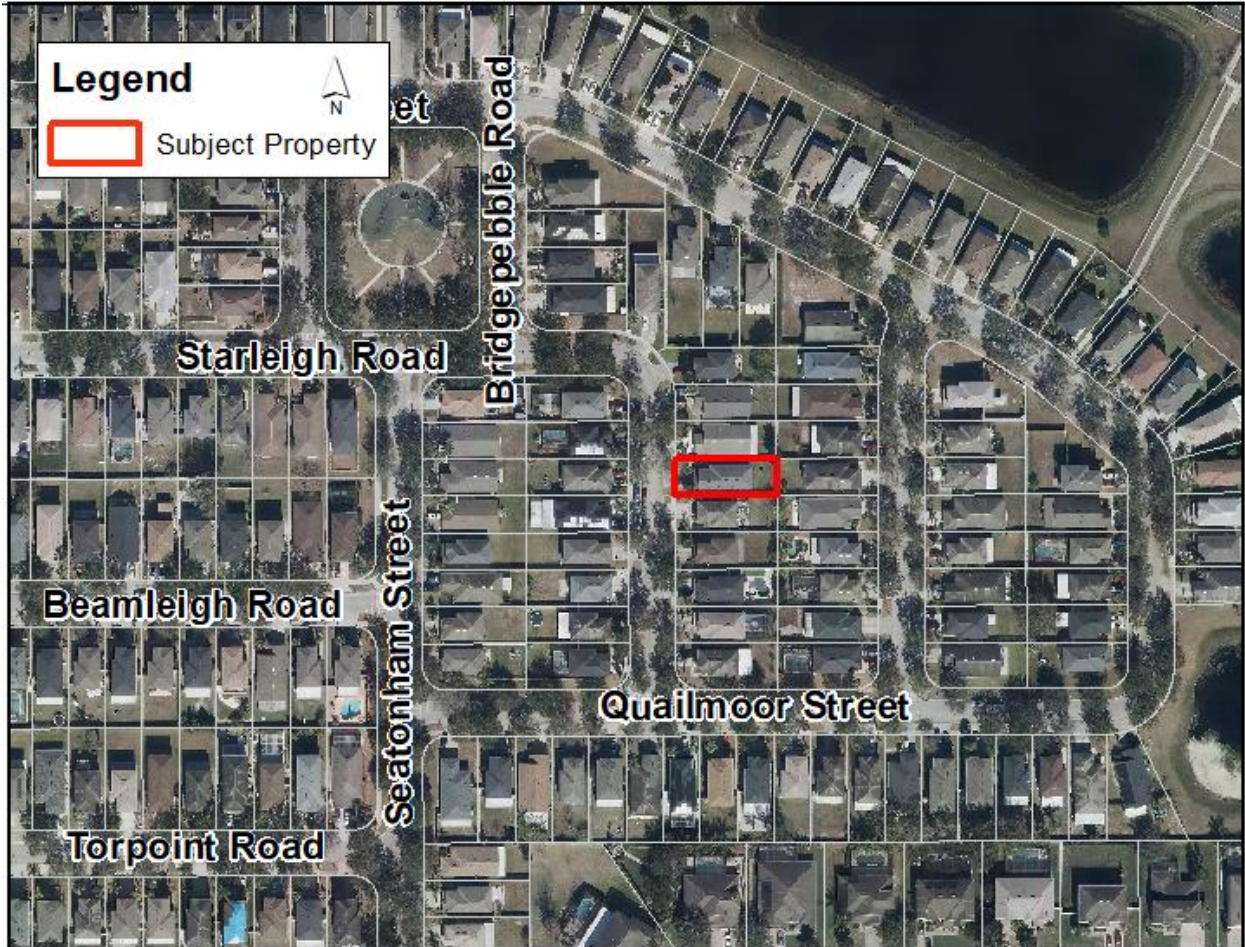
Aerial Photo

Survey with proposed setbacks

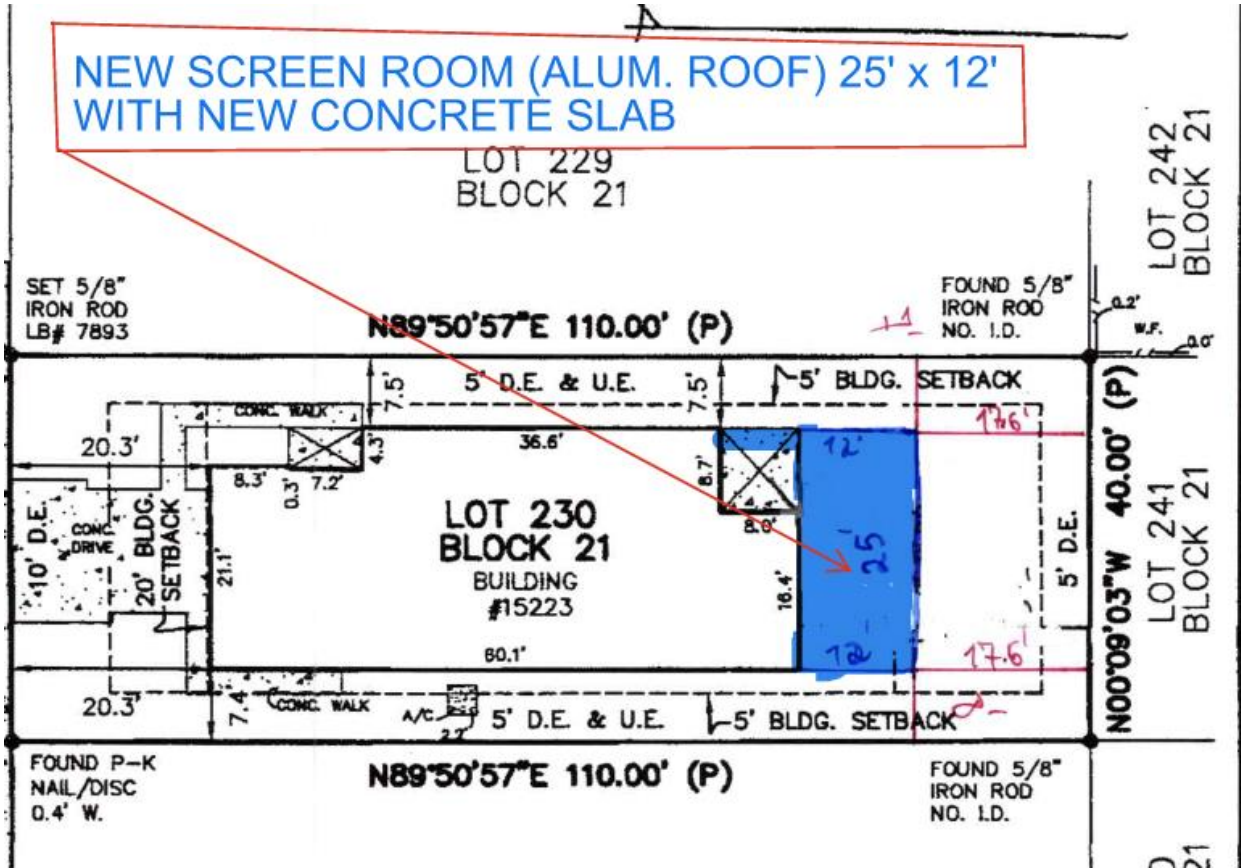
Design specifications

Site Photos

Aerial Photo
15223 Starleigh Road



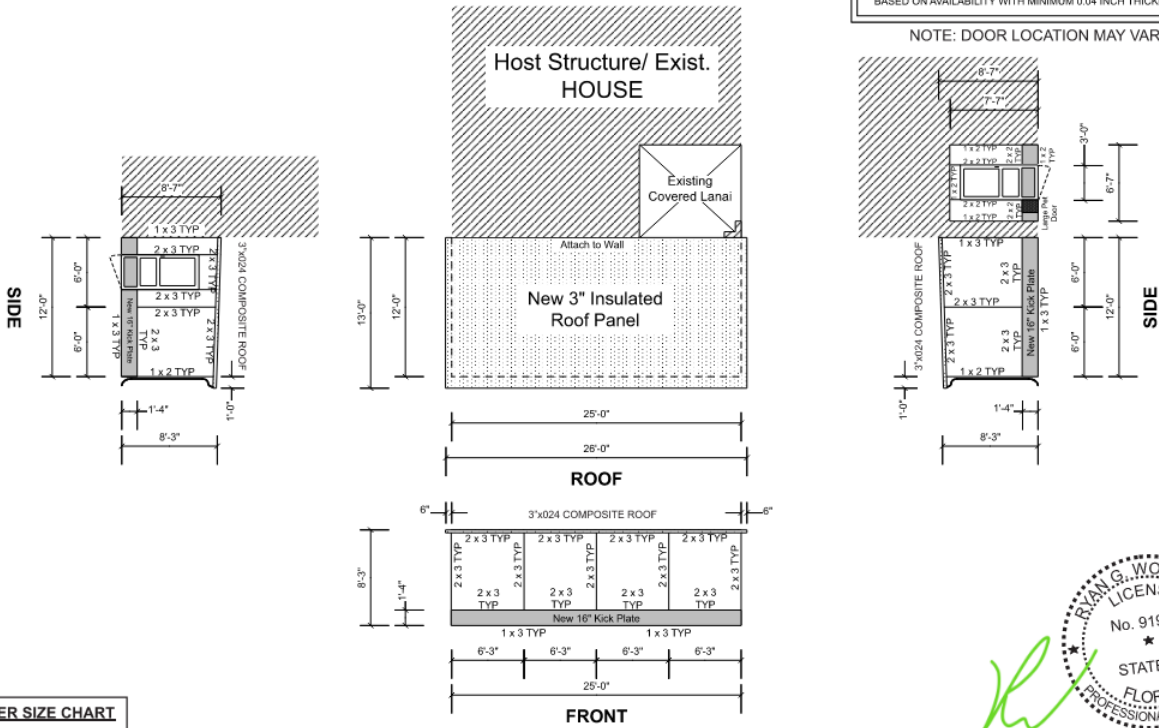
Survey with proposed setback
15223 Starleigh Road



Design Specifications
 15223 Starleigh Road

NEW SCREEN ROOM (ALUM. ROOF) 25' x 12' WITH NEW CONCRETE SLAB

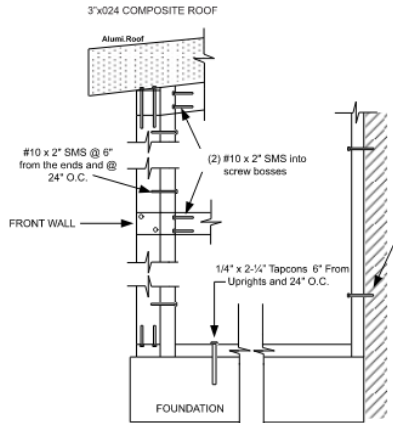
MBER SIZE CHART
MEMBER SIZES



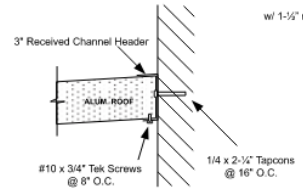
ENGINEERING NOTES:
 1. ENGINEERING MEETS OR EXCEEDS 2023 FLORIDA BUILDING CODE (8th EDITION), RESIDENTIAL, PER SECTION R301 USING ASCE-7-22 130 mph BASIC WIND SPEED (Vult). RISK CATEGORY I, V_{ult}= 101 MPH.
 2. EXPOSURE B
 INTERNAL PRESSURE COEFFICIENT= +0.55
 3. ALL ALUMINUM MEMBERS TO BE 6005 T5 OR 6063 T6 BASED ON AVAILABILITY WITH MINIMUM 0.04 INCH THICKNESS.

NOTE: DOOR LOCATION MAY VARY

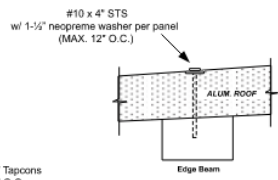




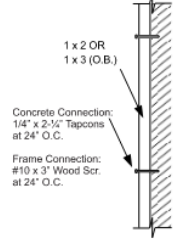
TYPICAL SIDE DETAIL



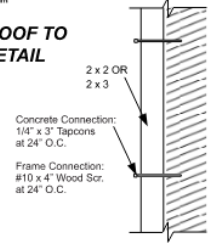
ALUM. ROOF TO WALL



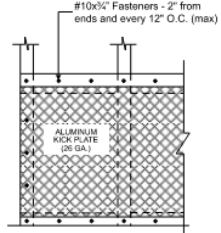
TYPICAL ROOF TO BEAM DETAIL



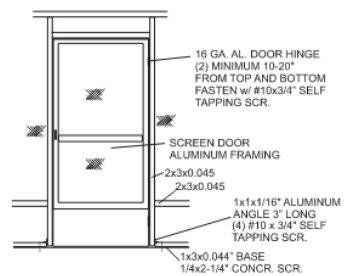
ALUMINUM TO STRUCTURE DETAIL



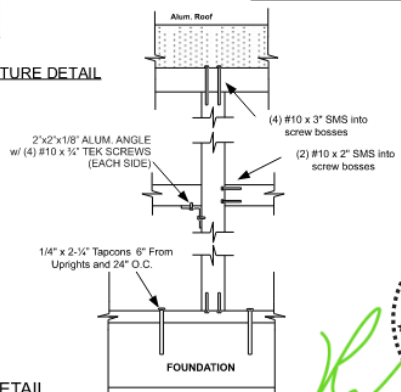
ALUMINUM TO STRUCTURE DETAIL



TYPICAL ALUMINUM KICK PLATE ATTACHMENT



TYPICAL SCREEN DOOR CONNECTION DETAIL



Site Photos
15223 Starleigh Road
View of rear yard



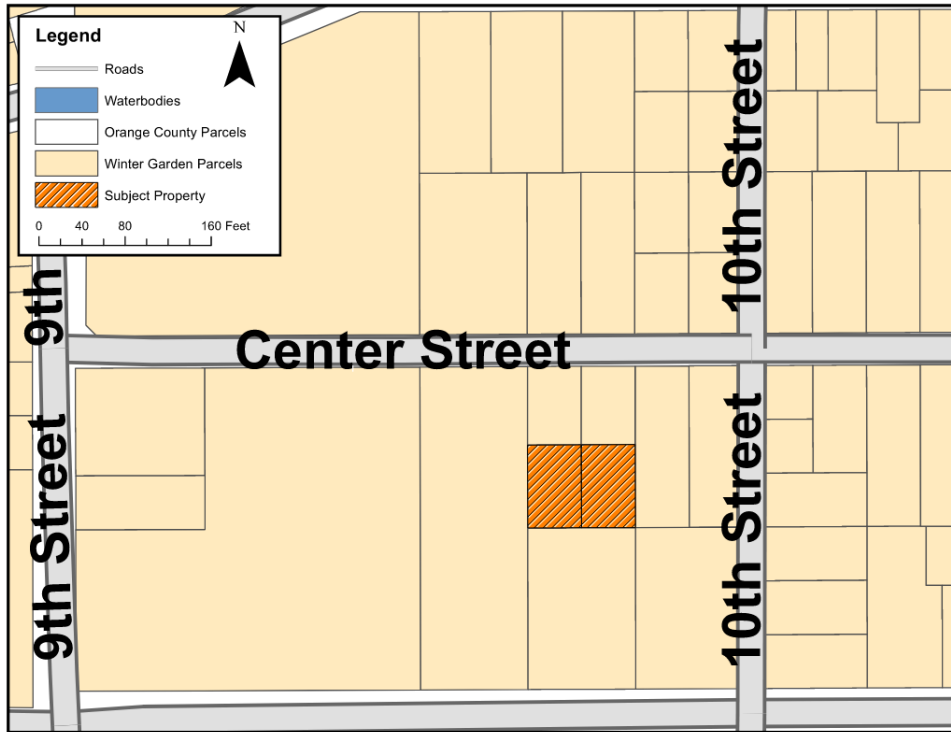
View from rear yard



LOCATION MAP

90 & 96 Center Street

Variance



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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STAFF REPORT

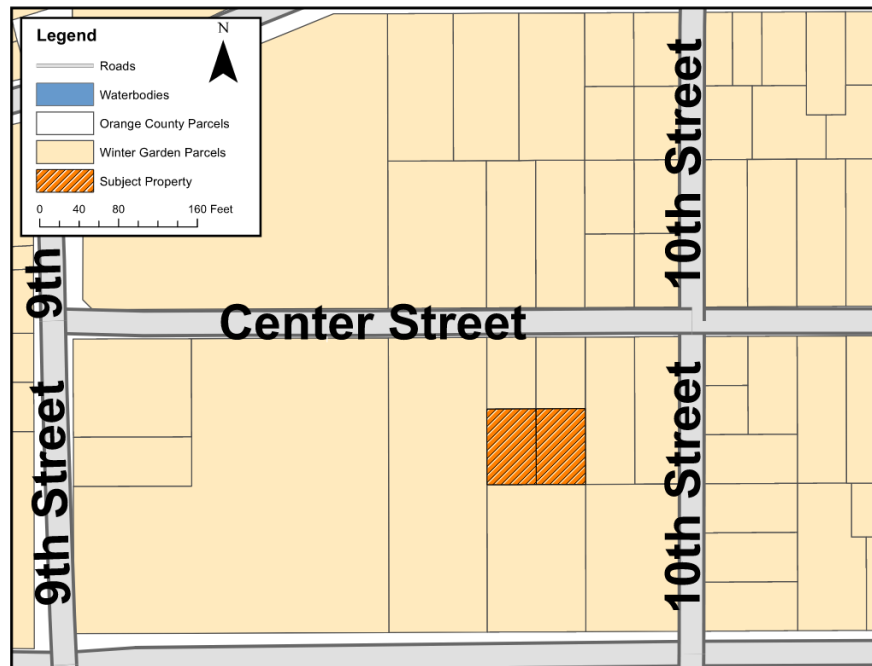
TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Planning Supervisor
DATE: August 4, 2025
SUBJECT: VARIANCE
90 & 96 Center Street (0.176 +/- ACRES)
PARCEL ID # 13-22-27-8573-00-030; -040

APPLICANT: West Orange Habitat For Humanity

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for properties located at 90 & 96 Center Street in Winter Garden, Florida. The request is to allow a front yard fence to be six (6) feet in height in lieu of the required three (3) foot high maximum.

The subject properties, located on Center Street, are two abutting lots approximately 0.176 ± acres in size. 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 RNC-2 (Residential Neighborhood Commercial District), is designated NC (Residential Neighborhood Commercial) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The properties are developed with each lot having a 1,270 square foot home. These homes are part of a tandem housing project developed by Habitat For Humanity. The subject properties are the two rear lots of a four-parcel tandem housing development that shares a driveway off Center Street.

ADJACENT LAND USE AND ZONING

The property to the south is developed with single-family residences, is zoned RNC-2, and is in the City of Winter Garden's Municipal limits. The properties to the west and east are undeveloped, zoned RNC-2, and are in the City of Winter Garden's Municipal limits. The properties to the north are developed with single-family residences, are zoned RNC-2, and are in the City of Winter Garden's Municipal limits. These homes are part of the Habitat for Humanity tandem housing development.

PROPOSED USE

The applicant is requesting the variance to allow the perimeter fence of the project, which will be six (6) feet in height, to extend into the front yards of the subject properties. The tandem housing project is uniquely situated with all four homes facing the interior to allow for a shared driveway.

The front yard of the subject properties are along the same boundary that constitutes the rear yard of the homes in the development fronting Center Street. Although this project was developed at the same time, the subject properties will be under separate ownership with separate parcel IDs and must follow City Code for all improvements including fences for their individual lots.

CODE REFERENCE

Section 118-1297(a)(1). of the City Code of Ordinances addresses minimum fence and wall requirements in the RNC-2 Zoning District. This section states,

(a) Permitted in required yards. Notwithstanding other sections of this chapter, fences and walls may be permitted in any required yard or along the edge of any yard subject to the following:

(1) Front yards. Three feet in height, and set back from the property line one-half foot. Chain link fences are not permitted in the front yard. Exceptions to no chain link fence in the front yard are:

- a. For corner lots, the yard that is located on the side of the house oriented toward the street will be allowed for chain link fence not to exceed four feet in height along with the installation of a landscape hedge in front of the fence;*
- b. For parcels larger than two acres for agricultural use, a chain link fence not to exceed four feet in height in the front yard and six feet in height in the side and rear yard is permitted.*

The applicant is seeking a variance to the maximum height requirement in order to build a 6 foot high fence in the front yard.

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 variance request is for portions of the properties that would typically be the back and side yard of any neighboring development, both residential and commercial, that would have a six (6) foot high fence. The fence should not have any negative impacts for neighboring properties. The fence

- (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 fence will still be residential in character and made out of standard vinyl material found in most neighborhoods.

- (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 residential neighborhood commercial 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 requested is the minimum variance that will make reasonable use of the land with respect to the property’s unique tandem housing orientation. Denying this variance does not benefit the property owners or the City.

SUMMARY

City Staff recommends approval of a variance to Section 118-1297(a)(1) of City Code for the properties located at 90 & 96 Center Street, to allow a fence in the front yard to be six (6) feet in height, in lieu of the three (3) foot high maximum, in order to provide a screening fence for rear tandem houses in an RNC-2 zoning district subject to the following condition(s):

- 1) The variance is only for the portion of fence as indicated on the survey(s) provided by the applicant (see exhibits).

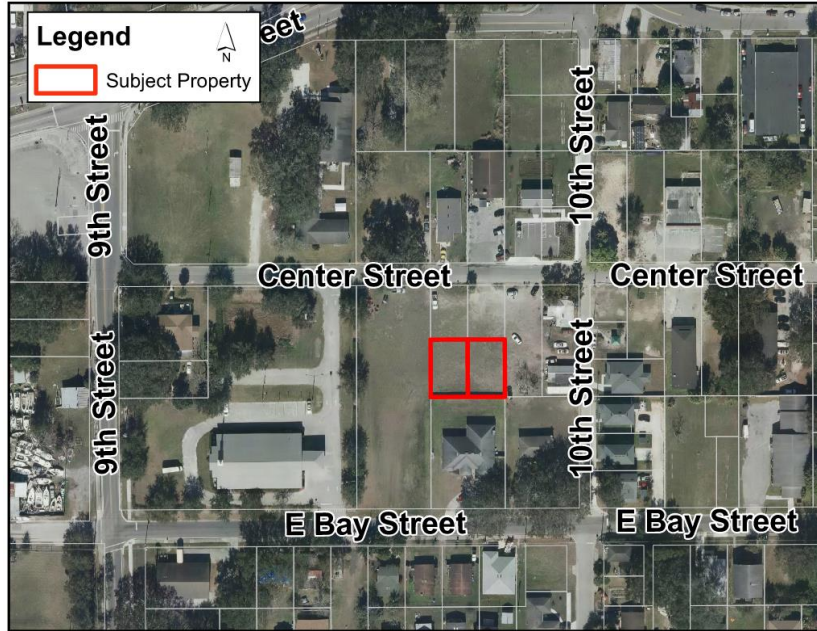
NEXT STEP

Follow all City regulations and apply for building permits.

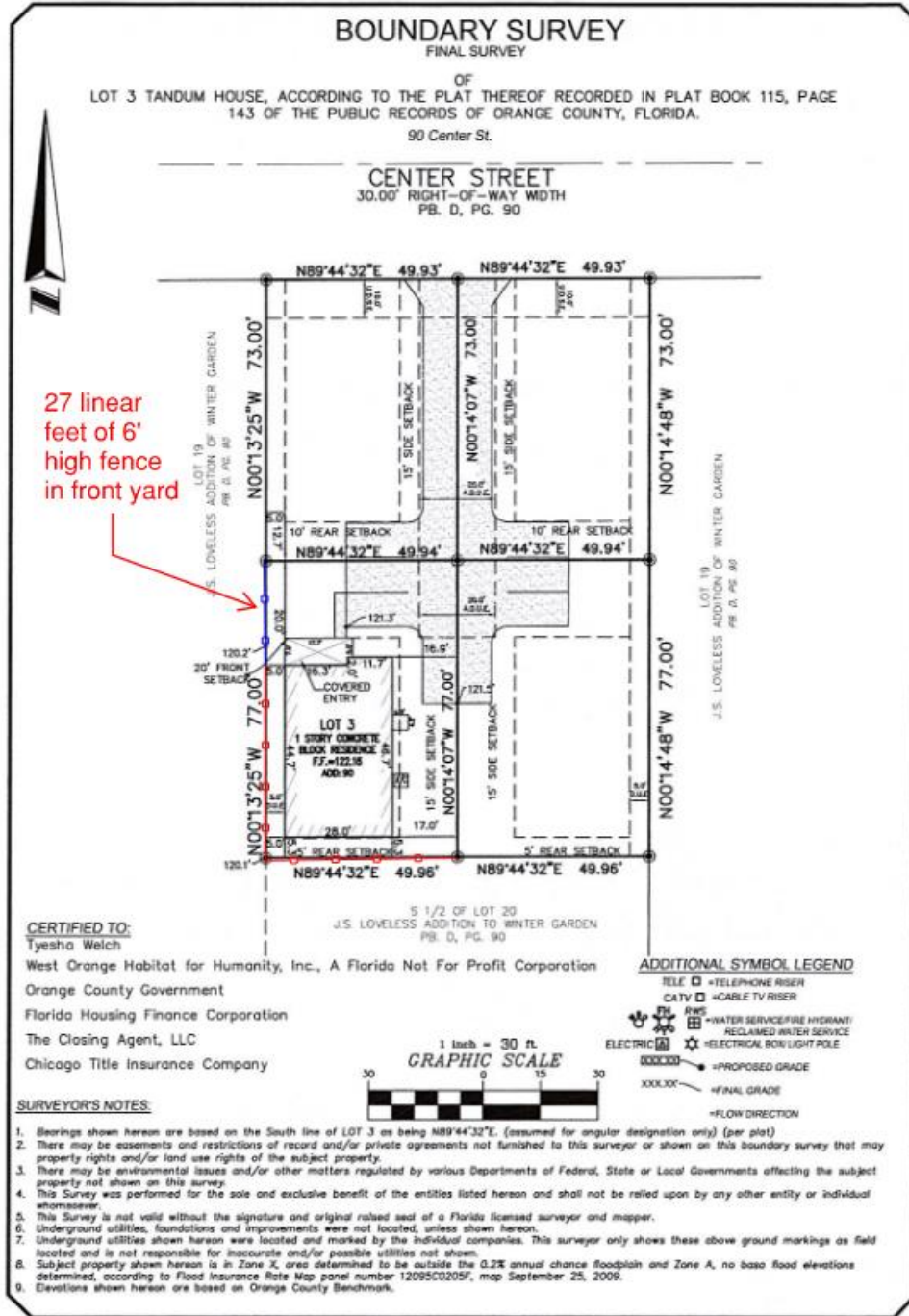
ATTACHMENTS

- Aerial Photo
- Survey
- Site Photos

AERIAL PHOTO
90 & 96 Center Street



SURVEY
90 Center Street



ALLEN & COMPANY
 Surveyors & Mappers

16 E. Plant Street
 Winter Garden, Florida 33571 (407) 654-5285

LEGEND

| | | |
|-----------------------|--------------------------------------|---------------------------------------------------|
| A/C = AIR CONDITIONER | P.I. = POINT OF INTERSECTION | ⊙ = SET 1/2" IRON ROD & CAP, #B 8627 |
| R/W = RIGHT OF WAY | P.T. = POINT OF TANGENCY | ○ = RECOVERED IRON ROD & CAP |
| CONC = CONCRETE | P.C. = POINT OF CURVATURE | ■ = SET CONCRETE MONUMENT, #B 8627 |
| CL = CENTERLINE | P.C.C. = POINT OF COMPOUND CURVATURE | □ = RECOVERED CONCRETE MONUMENT |
| (M) = MEASURED | P.R.C. = POINT OF REVERSE CURVATURE | U.E. = UTILITY EASEMENT/ D.U.E.=DRAINAGE EASEMENT |
| REC = RECOVERED | PCP = PERMANENT CONTROL POINT | P.A.D.E.= PRIVATE ACCESS & DRAINAGE EASEMENT |
| Δ = CENTRAL ANGLE | PRM = PERMANENT RECORDED MONUMENT | A.D.U.E.=ACCESS, DRAINAGE & UTILITY EASEMENT |
| R-RADIUS/A=ARC LENGTH | P.F.F.= PROPOSE FINISH FLOOR ELEV | LS = LICENSED SURVEYOR LB = LICENSED BUSINESS |
| | F.F.E.= FINISH FLOOR ELEVATION | PSM = PROFESSIONAL SURVEYOR & MAPPER |

FOR THE LICENSED BUSINESS #6627 BY:

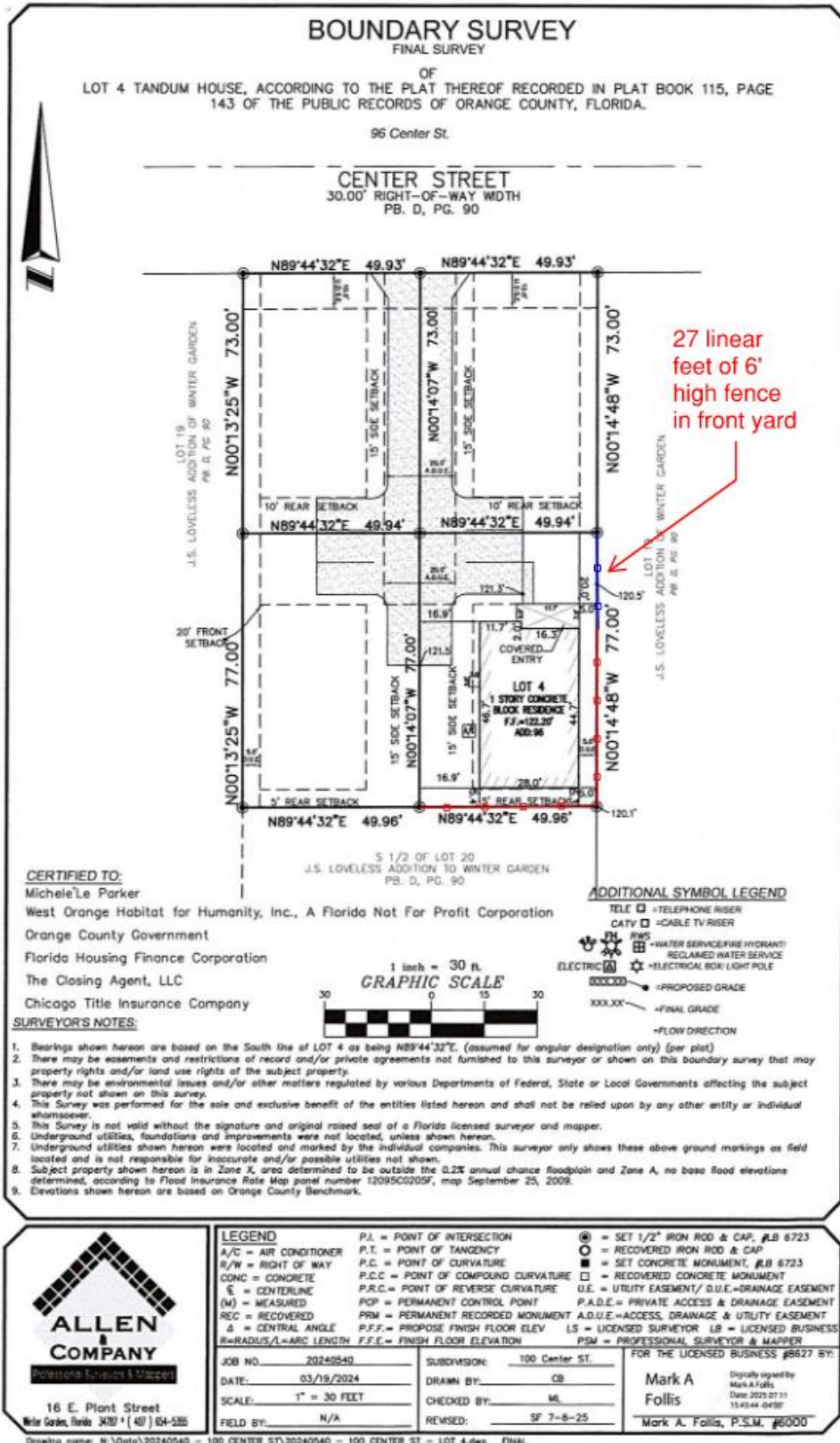
Mark A Follis
 Digitally signed by Mark A Follis
 Date: 2025.07.11 15:43:25 -0400

Mark A. Follis, P.S.M. #6500

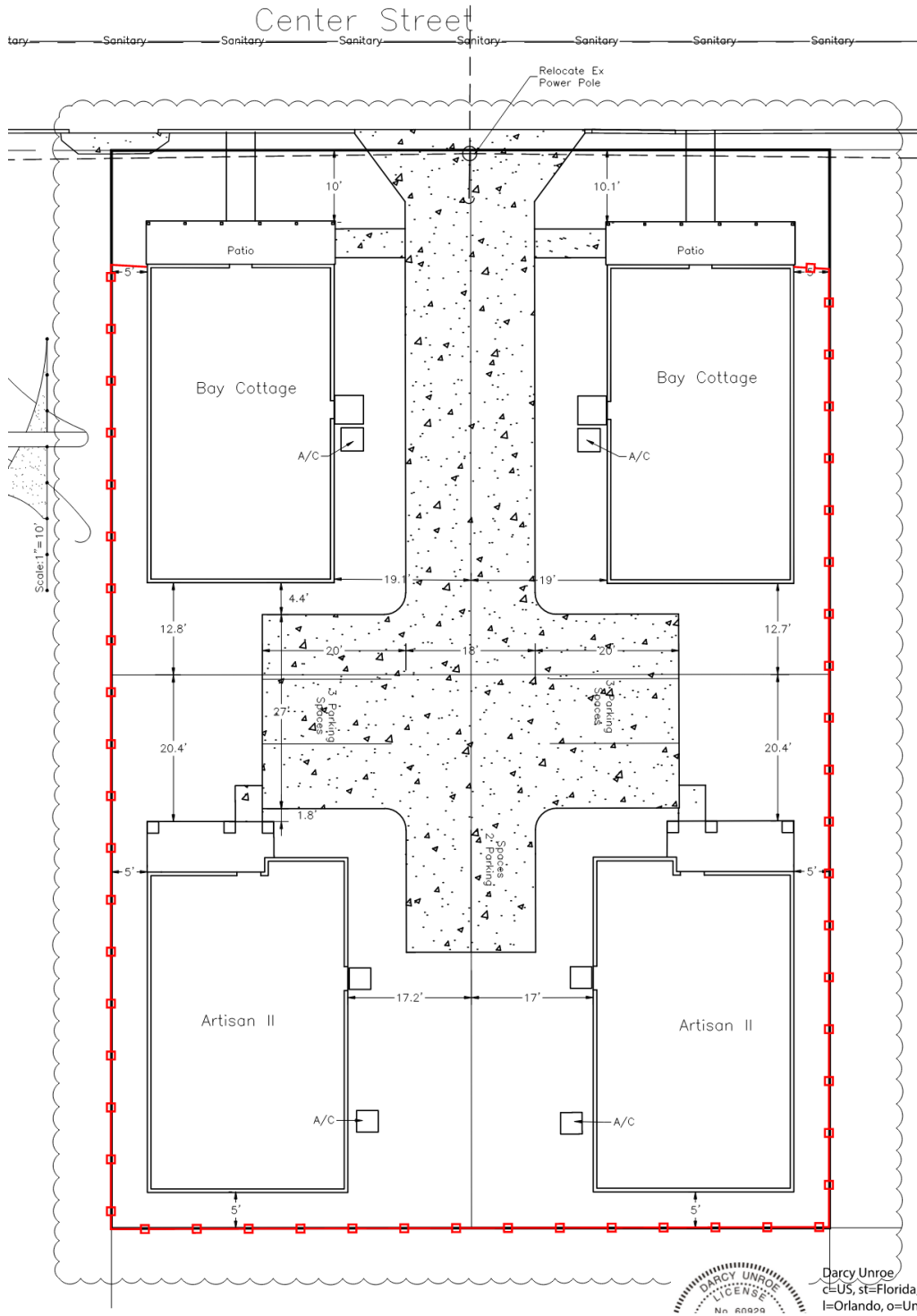
JOB NO. 20240540 SUBDIVISION: 100 Center St.
 DATE: 03/19/2024 DRAWN BY: CB
 SCALE: 1" = 30 FEET CHECKED BY: ML
 FIELD BY: N/A REVISED: SF 7-8-25

Drawing name: N:\Data\20240540 - 100 CENTER ST\20240540 - 100 CENTER ST - LOT 3.dwg FINAL

Survey 96 Center Street



SITE PLAN OF TANDEM HOUSING SCREEN FENCE 90 & 96 Center Street



SITE PLAN PHOTOS
90 & 96 Center Street



(Facing south towards tandem housing development)



(96 Center Street front yard)



(90 Center Street front yard)



(90 Center Street front and side yard)



(96 Center Street front and side yard)

END OF STAFF REPORT