



**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 6<sup>th</sup> 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:

/S/

\_\_\_\_\_  
Recording Secretary Ellen King

APPROVED:

/S/

\_\_\_\_\_  
Co-Chairman Steve Ambielli

**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

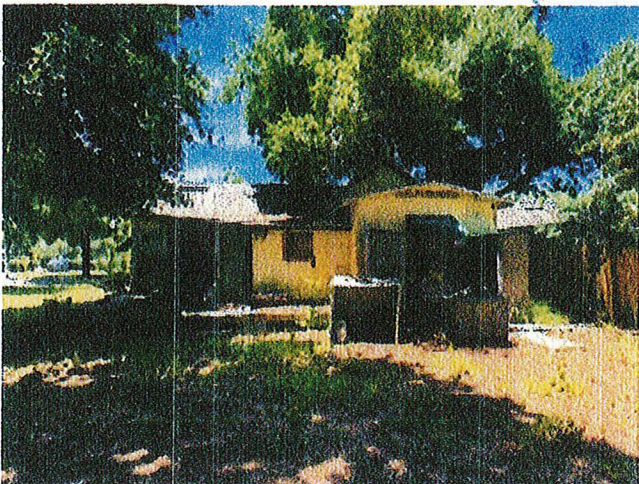
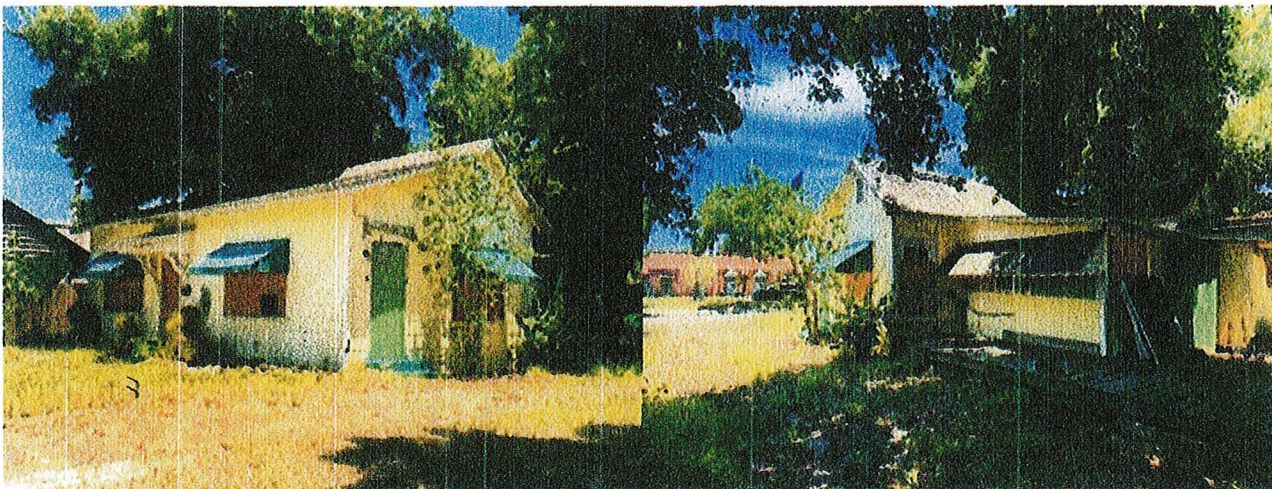
**Variances Requested:**

- 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**

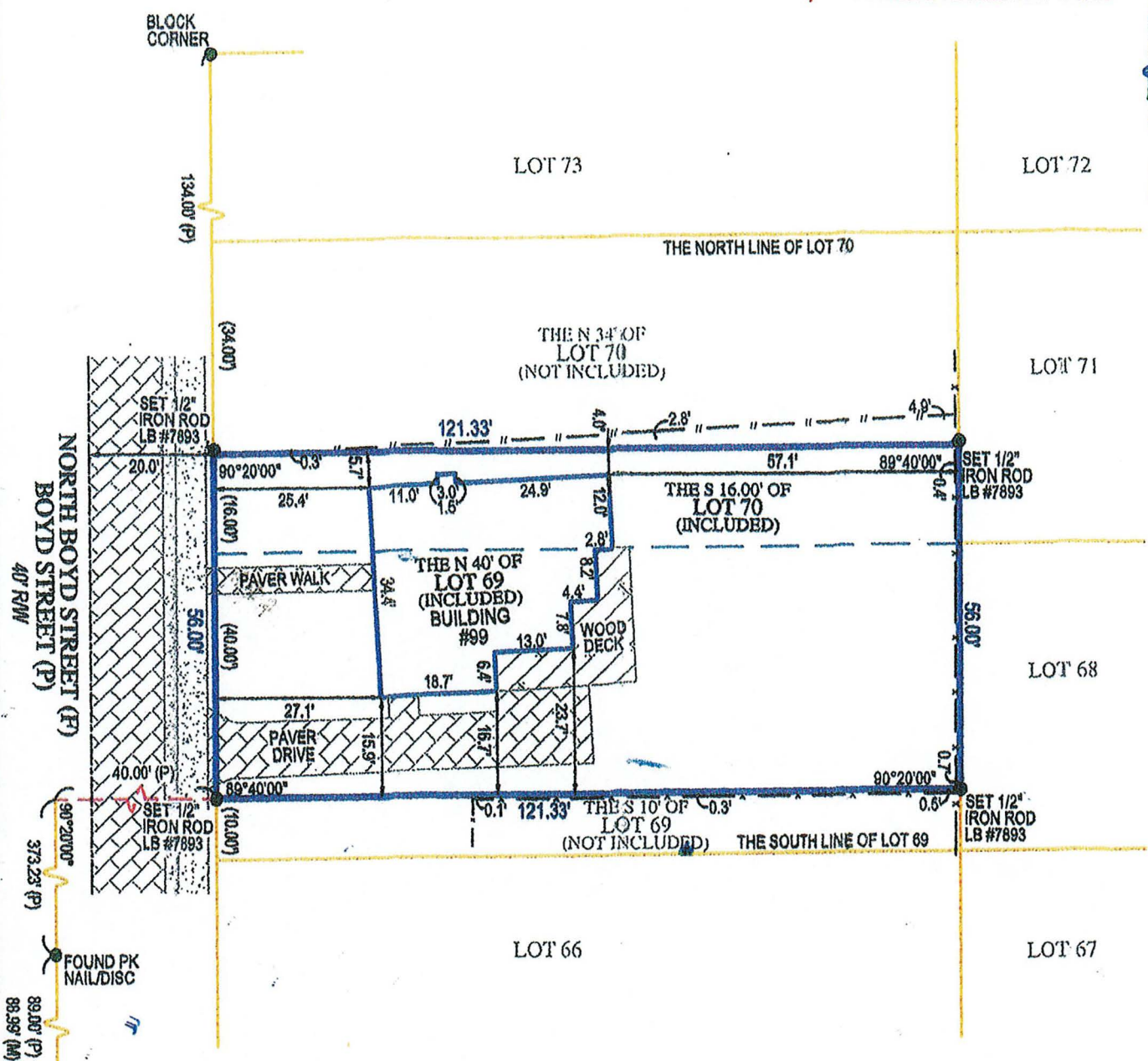
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**From:** John W. Gibbs  
**Sent:** Thursday, May 30, 2024 1:58 PM  
**To:** John W. Gibbs  
**Subject:** FW: 99 North Boyd St Photos



# 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.

**TARGET SURVEYING, LLC**  
LB #7893

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