



**Planning and Zoning Board
Regular Meeting Minutes
August 4, 2025**

1. CALL TO ORDER

Acting Chairman Steve Ambielli called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance. Quorum was declared present.

Present: Co-Chairman Steve Ambielli and Board Members: Linda Bennett, Myron Brown, Jimmy Dunn and Jeff Ewing.

Absent: Chairman Will Hawthorne (excused) and Board Member Jeff Ewing (excused).

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

Attendees: Jim & Jeanie Rahman of 153 Apopka Street, Kyle Shasteen of Bowman, Spencer Edwards of 1184 Maxey Drive and Adam Parish of 224 S Boyd Street.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of July 7, 2025. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

3. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

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

Planner McDonald presented a request for a Special Exception located at 244 W Story Road to allow for commercial retail uses in a R-NC (Residential-Neighborhood Commercial) zoning district. Staff recommends approval of the Special Exception Permit subject to staff conditions.

Neither the Board members nor public had any questions or concerns regarding this item.

Motion by Board Member Bennet to approve the Special Exception for the address at 244 W Story Road subject to staff conditions. Seconded by Board Member Brown and carried unanimously 4 – 0.

4. VARIANCE (PUBLIC HEARING)

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

Planner McDonald presented a Variance request for the property located at 244 W Story Road to allow construction of a new commercial building with a front yard setback of 5 feet and a 5 feet side corner lot setback. Staff recommends approval subject to staff conditions.

Board members inquired about the impervious surface ratio being met and why such a large setback of 40 feet is required? City staff confirmed the impervious surface ratio is still met and the R-NC zoning falls back to C-4 zoning commercial building minimum setbacks requirement of 40-foot front and side corner lot setbacks.

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

Motion by Board Member Dunn to approve the Variance at the location of 244 W Story Road subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

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

Planning Director Carson presented a request to approve a Variance for the property located at 218 S Boyd Street to allow a 17 foot front yard setback to permit the construction of a new front porch and a 6 foot side yard setback to permit the construction of an addition to the rear of the house. Staff recommends approval of the Variance subject to staff conditions.

Board members noted having Exhibit A in the staff report with surrounding addresses and location approvals is helpful, inquired about the impervious area and if there are any existing concerns with stormwater for this site? City staff stated the developers will work closely with the city engineer before and after construction to ensure there are no external impasses regarding stormwater flow and Planning Director Carson was not aware of any existing issues with stormwater.

This item was opened to the public. Jim and Jeanie Rahman were present to answer any questions on behalf of the property owner, their son, Tyler Raham, who was not able to attend this meeting.

Motion by Board Member Ambielli to approve the Variance at the location of 218 S Boyd Street subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 4 – 0.

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

Planning Supervisor Friedman presented a request to approve a Variance for the property located at 15223 Starleigh Road to allow a 17 foot – 6 inch rear yard setback to construct a covered screen porch. Staff recommends approval of the Variance subject to staff conditions.

Neither the Board members nor public had any questions or concerns regarding this item.

Motion by Board Member Bennett to approve the Variance at the location of 15223 Starleigh Road subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 4 – 0.

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

Planning Supervisor Friedman presented a request to approve a Variance for the property located at 90 & 96 Center Street to allow a fence in the front yard to be 6 feet in height and to provide a screening fence for the rear tandem houses in an RNC-2 zoning district. Staff recommends approval of the Variances subject to staff conditions outlined in the staff report.

Board members inquired about the fence for a portion of the front yard and if previously a Variance was approved for a 6 foot fence in the area? City staff confirmed both inquiries.

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

Motion by Board Member Ambielli to approve the Variance at the location of 90 & 96 Center Street subject to staff conditions. Seconded by Board Member Brown and carried unanimously 4 – 0.

Acting Chairman Steve Ambielli adjourned the meeting at 6:48 pm. Adjourned to the 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.

ATTEST:

APPROVED:

/s/

/s/

Recording Secretary Ellen King

Chairman Will Hawthorne