



**Planning and Zoning Board
Regular Meeting Minutes
January 5, 2026**

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 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, Jimmy Dunn, Jeff Ewing and TJ Ryan.

Absent: Board Member: Myron Brown (excused)

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

Attendees: Nicholas Burden of Legacy Homes

2. APPROVAL OF MINUTES

Motion by Board Member Bennett to approve the regular meeting minutes of December 1, 2025. Seconded by Board Member Ewing and carried unanimously 6 – 0.

3. VARIANCE (PUBLIC HEARING)

3.A. 1600 Daniels Road (Center for Digestive Health) - VARIANCE
Parcel ID #26-22-27-1989-03-000

Planning Supervisor Friedman presented a Variance request for the property located at 1600 Daniel Road to allow a 12 foot front yard setback, and a 21.81 foot corner yard setback to construct a two-story medical office building. Staff recommends approval subject to staff conditions.

Board members inquired if the building would be aligned with the other buildings directly to the south? City staff confirmed.

The General Public did not have any comments or questions about this item.

Motion by Board Member Dunn to approve the Variance at the location of 1600 Daniels Road subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 6 – 0.

3.B. 34 W Story Road (Legacy Homes Headquarters) - VARIANCE
Parcel ID #23-22-27-3992-00-140

Planning Supervisor Friedman presented a Variance request for the property located at 34 W Story Road to allow a side yard setback of 8-feet to build a covered patio. Staff recommends approval subject to staff conditions.

Board members asked for confirmation that since the setback already existed was this for the extension of the roof line? City staff confirmed stating the entire building will be renovated with a new roof.

The General Public did not have any comments or questions about this item.

Motion by Board Member Hawthorne to approve the Variance at the location of 34 W Story Road subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 6 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:37 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, February 2, 2026 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/

Chairman Will Hawthorne