



**For More Information, Contact:**  
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## Planning and Zoning Board Agenda

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

**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 June 2, 2025 at 6:30 PM**  
City Hall Commission Chambers  
300 W. Plant Street, Winter Garden, Florida

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**1. Call to Order**

Determination of Quorum, Moment of Silence and Pledge of Allegiance

**2. Approval of Minutes**

A. Minutes of May 5, 2025 Meeting

**3. Annexation / Future Land Use Map Amendment / Rezoning (Public Hearing)**

A. 522 S Woodland Street (522 Woodland Rezoning) REZONING  
Parcel ID #23-22-27-8576-02-050

**4. Variance (Public Hearing)**

A. 716 Garden West Terrace (Castro Residence) VARIANCE  
Parcel ID #22-22-27-2950-00-080

B. 549 Teacup Springs Court (Zimmermann RV-Carport) VARIANCE  
Parcel ID #11-22-27-5452-02-210

C. 216 N Lakeview Avenue (Veit Detached Garage) VARIANCE  
Parcel ID #14-22-27-1728-01-040

D. 704 Summer Street (Summer Street Duplex) VARIANCE  
Parcel ID #23-22-27-6504-08-040

**5. City of Winter Garden Code Updates (Public Hearing)**

A. Ordinance 25-15 - Expedited process for issuing residential building permits before a final plat

**6. Adjourn**

Next regular Planning and Zoning Board meeting on Monday, July 7, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: May 27, 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.

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