



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 TJ Ryan.

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

Agenda for May 4, 2026 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 April 6, 2026 Meeting

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

A. W Colonial Drive (Outfront Development) ANNEX, FUTURE LAND USE & REZONING
Parcel ID # 25-22-27-9384-01-183

B. 1756, 1401 & 1400 Williams Road & 17729 Marsh Road (Johns Lake PD) UVPUD RZ
Parcel ID #31-22-27-0000-00-002&-001;06-23-27-0000-00-001;06-23-27-4288-08-242

4. Preliminary Plat / Final Plat / Lot Split

A. 530 & 550 East Crown Point Road (429 @ Crown Point - South) PRELIMINARY PLAT
Parcel ID # 13-22-27-0895-00-070 & -080

5. Special Exception Permit (Public Hearing)

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

6. Variance (Public Hearing)

A. 326 S Main Street (Amparo Residence) VARIANCE
Parcel ID # 23-22-27-2888-11-067

B. 111 N Central Avenue (Tingley Residence) VARIANCE
Parcel ID # 14-22-27-1728-05-180

7. City of Winter Garden Code Updates (Public Hearing)

Posted: April 21, 2026

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.

- A. Ordinance 26-16: Code Amendment - Amending Sections 118-729, 118-731, 118-773, 118-774 and 118-775 Relating to Special Exception and Prohibited uses in the I-1 & I-2 Zoning Districts

8. Adjourn

Next regular Planning and Zoning Board meeting on Monday, June 1, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: April 21, 2026

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