



**Planning and Zoning Board
Regular Meeting Minutes
May 5, 2025**

1. CALL TO ORDER

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

Quorum was declared present.

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

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: Jozef Mergan of Dragonfly Developers, LLC and Thomas Skelton of American Civil Engineering Co.

2. APPROVAL OF MINUTES

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

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

**3. 1098 & 1106 E Fullers Cross Road - (Dragonfly Reserve) Preliminary Plat
Parcel ID # 12-22-27-0000-000-60 and 27-22-12-0000-000-70**

Planning Supervisor Friedman presented a request to approve the Preliminary Plat for the address of 1098 & 1106 E Fullers Cross Road for the proposed development of ten (10) single-family lots. Staff recommends approval of the Preliminary Plat subject to the conditions in the staff report.

Board members inquired about a Homeowner Association (HOA) being planned, who will maintain the tracts and shared access driveways, if emergency services is comfortable with access road, any improvements proposed to N West Crown Point Road, discussion was held on road right-of-way, sidewalks and concern with setbacks on the west side.

City staff stated an HOA will be required at Final Plat to maintain tracts, Tract C will become a city owned lift station, confirmed shared access driveways are acceptable with emergency services, no improvements to N West Crown Point Road, this subdivision will not develop any new roads and is unique in that all driveways will exit onto N West Crown Point Road or E Fullers Cross Road, the preliminary plat gives basic details and more details will come with the final plat submittal, staff will check with Public Works and Engineering before the final plat for direction about where the front yard setbacks need to be established.

Public did not have any comments or questions for this item.

Motion by Board Member Bennett to approve the Preliminary Plat at the location of 1098 & 1106 E Fullers Cross Road subject to staff conditions. Seconded by Board Member Hide and carried unanimously 7 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:44 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, June 2, 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