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

Agenda for September 8, 2025 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 August 4, 2025 Meeting

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

A. 15373 State Road 438 (15373 SR 438) Annexation, Future Land Use
Parcel ID # 21-22-27-0000-00-063

B. 15359 E Oakland Avenue (15359 E Oakland Avenue) Annexation, Future Land Use
Parcel ID # 21-22-27-0000-00-122

4. Special Exception Permit (Public Hearing)

A. 13 E Cypress Street (Solnyshko Educational Childcare) Special Exception
Parcel ID # 23-22-27-6504-03-071

5. Variance (Public Hearing)

A. 1264 N West Crown Point Road – (Medina Residence) Variance
Parcel ID # 12-22-27-1840-24-012

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

A. Ordinance 25-23: Changes to Address Section 28 of Chapter 2025-190 Laws of Florida

7. Adjourn

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

Posted: August 26, 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.