



For More Information, Contact:
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City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
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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 October 6, 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 September 8, 2025 Meeting

3. Preliminary Plat / Final Plat / Lot Split

A. 617 Teacup Springs Court - (Larson Lot Split) LOT SPLIT
Parcel ID # 12-22-27-5448-00-020

4. Variance (Public Hearing)

A. 1203 Edgeway Drive - (Francois Porch) VARIANCE
Parcel ID # 12-22-27-6496-06-003

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, November 3, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: September 25, 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.



**Planning and Zoning Board
Regular Meeting Minutes
September 8, 2025**

DRAFT

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, 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 and Recording Secretary Ellen King.

Attendees: Jacqueline Crouch and Jenny Betancur of 15311 E Oakland Avenue, Aznavur Kurbanov of Solnyshko Childcare, and Ivan Medina of 1264 N West Crown Point Road.

WELCOME NEW MEMBER

Chairman Will Hawthorne welcomed new board member, TJ Ryan, to the Planning & Zoning Board.

2. APPROVAL OF MINUTES

***Motion by Board Member Ewing to approve the regular meeting minutes of August 4, 2025.
Seconded by Board Member Dunn and carried unanimously 6 – 0.***

3. ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)

**3.A. 15373 State Road 438 (15373 SR 438) ANNEX AND FUTURE LAND USE
Parcel ID # 21-22-27-0000-00-063**

Planning Supervisor Friedman presented a request to annex and update the future land use map for a 5.59 +/- acre property at 15373 State Road 438 to City LR (Low Density Residential). The applicant intends to annex the subject property for City services. The applicant will have a No-Zoning designation on the City's zoning map until such time the applicant decides what they intend to do with the property and then will be rezoned accordingly. Staff recommends approval of Ordinance 25-27, 25-28.

Board members inquired about the No-Zoning and would it come back to the board, and if there is any time limit on how long they can have no zoning? City staff stated the applicant will come

back to the board to rezone the property in the future most likely to PUD (Planned Unit Development) when the property is redeveloped, and there is no timeline as the applicant can continue as a single-family home as a legal conforming property.

This item was opened to the public. Jacqueline Crouch of 15311 E Oakland Avenue had no issues but asked the applicant what is proposed for the property. Kelly Miller, J&J Building, the applicant, said they are saving the mansion to bring it back from disrepair and to design estate homes around the mansion.

Motion by Board Member Ambielli to approve the Annexation and Future Land Use at the property located at 15373 State Road 438. Seconded by Board Member Dunn and carried unanimously 6 – 0.

3.B. 15359 E Oakland Avenue (15359 E Oakland Avenue) ANNEX AND FUTURE LAND USE
Parcel ID # 21-22-27-0000-00-122

Planning Supervisor Friedman presented a request to annex and update the future land use map of the property located at 15359 E Oakland Avenue to City LR (Low Density Residential). The applicant will have a default zoning of No-Zoning on the City's zoning map until such time the applicant decides what they intend to do with the property and then will be rezoned accordingly. Staff recommends approval of Ordinance 25-24 and 25-25.

Board members inquired about the status of the two properties. City staff stated the two properties will be platted together and come back for rezoning and development. The applicant, Kelly Miller, said the intent is to save the mansion but demolish the home built in 2005.

Public had no questions or concerns regarding this item.

Motion by Board Member Hawthorne to approve the Annexation and Future Land Use at the property located at 15359 E Oakland Avenue. Seconded by Board Member Bennett and carried unanimously 6 – 0.

4. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

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

Planning Supervisor Friedman presented a request for a Special Exception located at 13 E Cypress Street to allow a daycare to increase its capacity to 52 children in a C-2 (Arterial Commercial) Zoning District. Staff recommends approval of the Special Exception Permit subject to the conditions of the staff report.

Board members inquired about overflow parking and the name of the daycare center? City staff stated the daycare meets their parking requirements, and overflow parking if needed would be available in the shopping center they own both properties. The applicant, Valikhan Kurbanor, stated the name "Solnyshko" means sunshine and it is the name of the daycare center.

Public had no questions or concerns regarding this item.

Motion by Board Member Bennett to approve the Special Exception request for 13 E Cypress Street. Seconded by Board Member Ryan and carried unanimously 6 – 0.

5. VARIANCE (PUBLIC HEARING)

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

Senior Planner Conatser presented a Variance request for the property located at 1264 N West Crown Point Road, to allow a 24.59 foot front yard setback, a 24 foot rear yard setback and allow a height of 35.3 feet for the construction of a single-family residential structure on the vacant property. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about the 2020 variance previously approved by the Planning & Zoning Board was similar to the current request and included the previous buffer, if the requested height of 35.3 feet included the chimney or are chimneys exempt from height restrictions, and if any comments were received from neighbors? City staff stated the setbacks were very similar and a condition was carried over from the Planning & Zoning Board recommendation regarding the rear setback buffer and included in the staff conditions, the design is completely different from the request in 2020, R-1 zoning does not get as specific to the height unlike R-2 zoning, and no comments were received from neighbors. The applicant, Iban Medina, informed the board he was told by the designer the height was to the top of the chimney.

Public had no questions or concerns regarding this item.

Motion by Board Member Bennett to approve the Variance located at 1264 N West Crown Point Road subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 6 – 0.

6. CITY OF WINTER GARDEN CODE UPDATES (PUBLIC HEARING)

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

Planning Director Carson presented a request to approve Ordinance 25-23 to amend City of Winter Garden Code Section 98 – Planning and Development, to create a new section 98-1 to address relief concerning declared emergency restrictions of Section 28 of Chapter 2025-190, Laws of Florida. The new section will address the declared emergency restrictions in the newly-adopted Senate Bill 180, providing a new process whereby an applicant can apply to revert to an earlier version of the City’s land development code and/or Comprehensive Plan if they provide a good faith argument as to why a new city-initiated amendment is “more restrictive or burdensome” to their proposed development application. Staff recommends approval of Ordinance 25-23.

Board members inquired if this addresses large scale amendments or something that was previously approved by the Board, the property sold, and now more restrictive that the property owner wants to go back to what it was? The City Attorney stated, yes, this is a creative way to deal with the burden that the legislature placed on local government, this gives the property owner the opportunity to come back. The board members complemented Planning Director Kelly Carson and City Attorney Dan Langley for their nice work.

Public had no questions or concerns regarding this item.

Motion by Board Member Hawthorne to approve Ordinance 25-23. Seconded by Board Member Ambielli and carried unanimously 6-0.

Chairman Will Hawthorne adjourned the meeting at 7:04 pm. Adjourned to the 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.

ATTEST:

APPROVED:

Recording Secretary Ellen King

Chairman Will Hawthorne

**THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM # 3.A**

Date: September 30, 2025 **Meeting Date:** October 6, 2025
Subject: 617 Teacup Springs Ct
Project Name: 617 Teacup Springs Ct (Larson Lot Split)
Parcel ID: 12-22-27-5448-00-020
Issue: The applicant is requesting a lot split for the property located at 617 Teacup Springs.

Supplemental Material / Analysis:

Owner / Applicant: David Larson
Current Zoning: R-1 (Residential District)
Proposed Zoning: N/A
Current FLU: LR (Low Density Residential)
Proposed FLU: N/A

Summary: The applicant is requesting approval of a lot split for the property located at 617 Teacup Springs Court. The current parcel is 1.49 ± acres in size. The lot split will create a Parcel “1” which will be approximately 0.593 ± acres in size and Parcel “2” which will be approximately 0.901 ± acres in size.

Staff Recommendation(s):

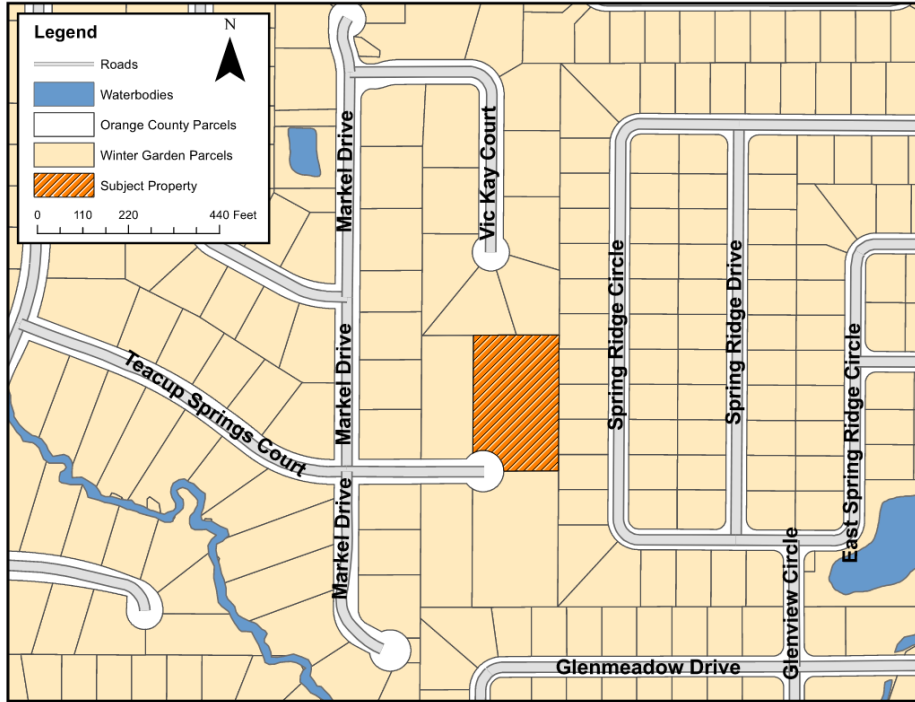
Staff recommends approval subject to any conditions outlined in the Staff Report.

Next Step(s): File the lot split with the Orange County Property Appraiser’s Office.

Attachment(s): Staff Report
Location Map
Surveys

LOCATION MAP

617 Teacup Springs Ct
Lot Split



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: Shane Friedman, Planning Supervisor
DATE: October 6, 2025
SUBJECT: Lot Split
617 Teacup Springs Court (1.49 ± ACRES)
PARCEL ID # 12-22-27-5448-00-020

APPLICANT: David Larson

INTRODUCTION

The purpose of this report is to evaluate the request to allow a lot split on the property located at 617 Teacup Springs Court for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located on Teacup Springs Court, is an approximately 1.49 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden's municipal limits:



The subject property carries the zoning designation R-1 (Residential District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The 1.49± acre property is developed with a 4,348 square foot single-family home built in 1960 along with two accessory buildings. The home's septic tank and drain field are on the west side of the property.

ADJACENT LAND USE AND ZONING

The properties to the north, south, east and west are developed with single-family homes, are zoned R-1 (Residential District), and reside within the City's municipal limits.

PROPOSED USE

The lot will be split into Parcel "1" and Parcel "2". Parcel "1" will retain the existing single-family home and will be 0.593 ± acres in size. Parcel "2" is currently vacant and will be 0.901 ± acres in size. Applicant intends to build a single-family home on Parcel 2 subject to R-1 zoning standards. Due to the location of the existing septic tank and drain field the new lot will circle around Parcel 1 with the entrance off of Teacup Springs south of Parcel 1. The width of this area at 45 feet wide is more than sufficient for a flag lot and future driveway.

CODE REFERENCE

Sec. 118-306. - Minimum lot requirements.

In the R-1 single-family residential district, the minimum lot requirements are as follows:

- (1) Single-family residences.
 - a. Width: 85 feet at building front setback line;
 - b. Depth: 100 feet;
 - c. Area: not less than 10,000 square feet; and
 - d. Lot width at the curb on a cul-de-sac: 35 feet.

Sec. 110-96. - Proposed subdivision of existing lot.

(a) Whenever a proposed subdivision is a proposal for the division of a single existing lot into two lots, in lieu of complying with division 3 of this article, the subdivider may conform to the procedural requirements set out in this division or he may comply with the procedure for subdivision or resubdivision contained in this chapter at the applicant's option. This procedure shall not apply to a subdivision into more than two lots or additional lot splits on contiguous land or within the same existing subdivision. The intention being that this procedure may only be used once as it pertains to all or any portion of the lands involved in or previously utilizing or subject to this procedure.

(b) A subdivider shall apply to the city manager on an application form, promulgated by the director of planning, for the subdivision of a single existing lot into two lots, stating the subdivider's plans for development with the following minimum criteria:

- (1) A sketch showing the lot size, location of proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands,

drain fields, and all other waterways and watercourses abutting or encroaching upon subject property. This sketch must also show existing buildings and lot dimensions.

(2) A brief description of all utilities and city services, including sewers, potable water facilities, and fire hydrants electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.

(3) A listing of the names and addresses of the record owners abutting subject property.

(4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split) and as proposed (i.e., after the proposed lot split), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the city. Said surveys shall include the depiction of existing improvements thereon.

(c) Lot split procedure. Once the application is determined to be complete, the city staff shall review the request for compliance with the code (e.g. compliance with lot dimensions requirements, setbacks for existing buildings etc.).

Upon review by the city staff, with or without conditions or restrictions, the application, together with the recommendations, conditions and restrictions, shall be presented to the planning and zoning board at its next regular meeting or session, following action by the city staff, for approval or disapproval. The planning and zoning board may take the following actions:

- (1) Approve the application as recommended by the city staff.
- (2) Approve the application, deleting or supplementing the conditions and restrictions of the city staff.
- (3) Approve the application, adding conditions and restrictions as determined by the planning and zoning board.
- (4) Disapprove the application.

The planning and zoning board shall have the option to take such action as it deems necessary and proper upon one hearing.

SUMMARY

The applicant has submitted a request for a lot split to divide the existing lot into two new parcels. This application, and associated documents, have been reviewed and approved by the Development Review Committee (DRC). Based on the property's R-1 zoning and Future Land Use designation of LR, the applicant meets the criteria to obtain a lot split.

STAFF RECOMMENDATION

Staff recommends approval of the proposed lot split subject to the following conditions:

- 1) The applicant must demolish and remove the existing accessory buildings and structures on the proposed Parcel 2 prior to finalizing the lot split and filing with the Orange County Property Appraiser's Office and Office of Public Records.

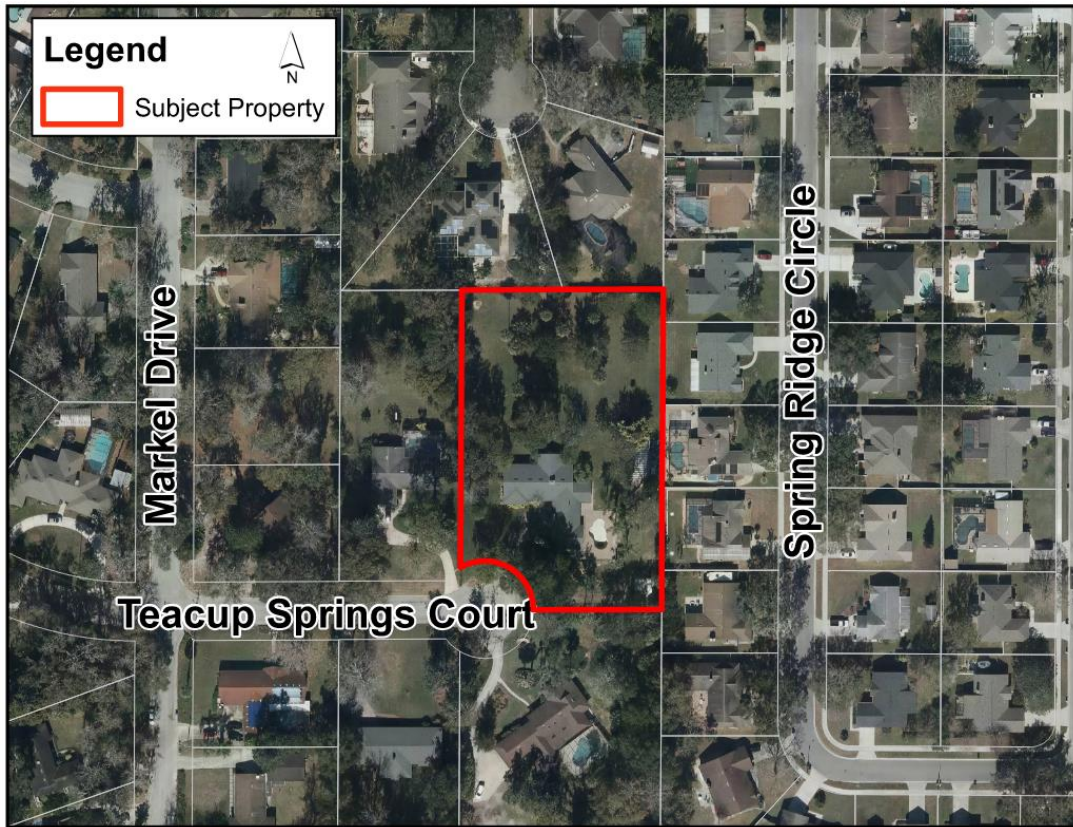
NEXT STEP

If the Planning and Zoning Board approves, file with the Orange County Property Appraiser's Office and Office of Public Records.

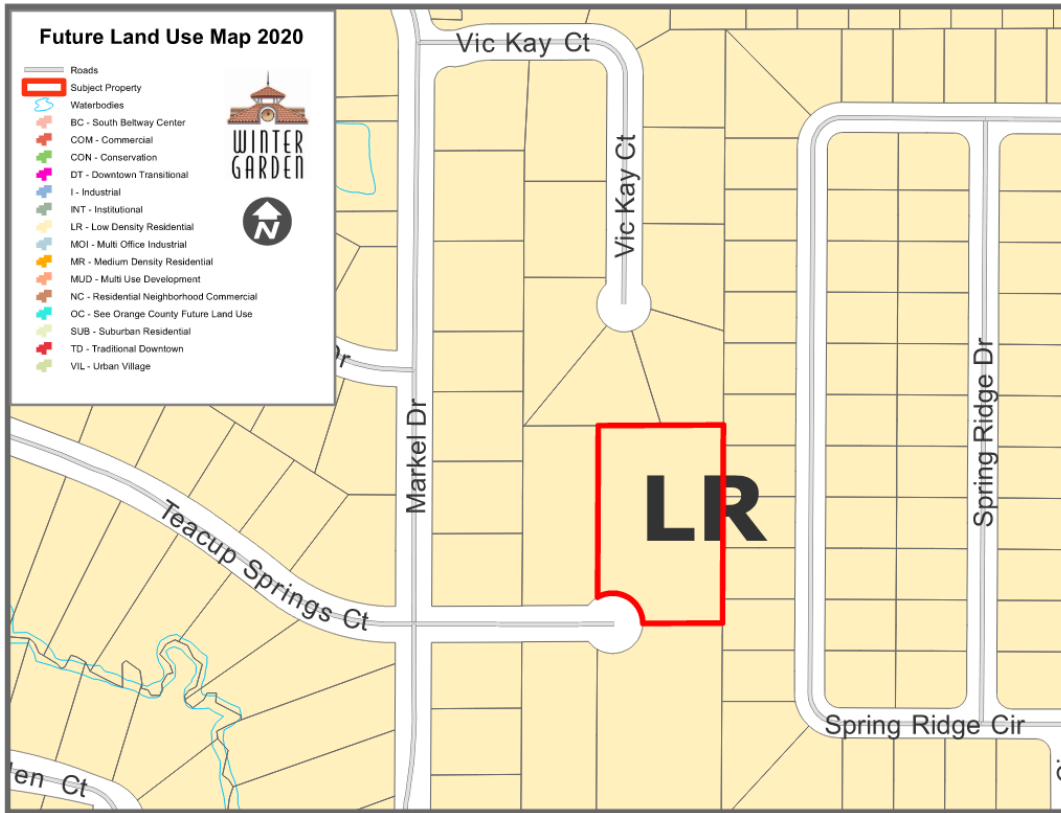
ATTACHMENTS

- Aerial Photo
- Future Land Use map
- Zoning map
- Boundary Survey
- Boundary Survey of Parcel “1” and Parcel “2”

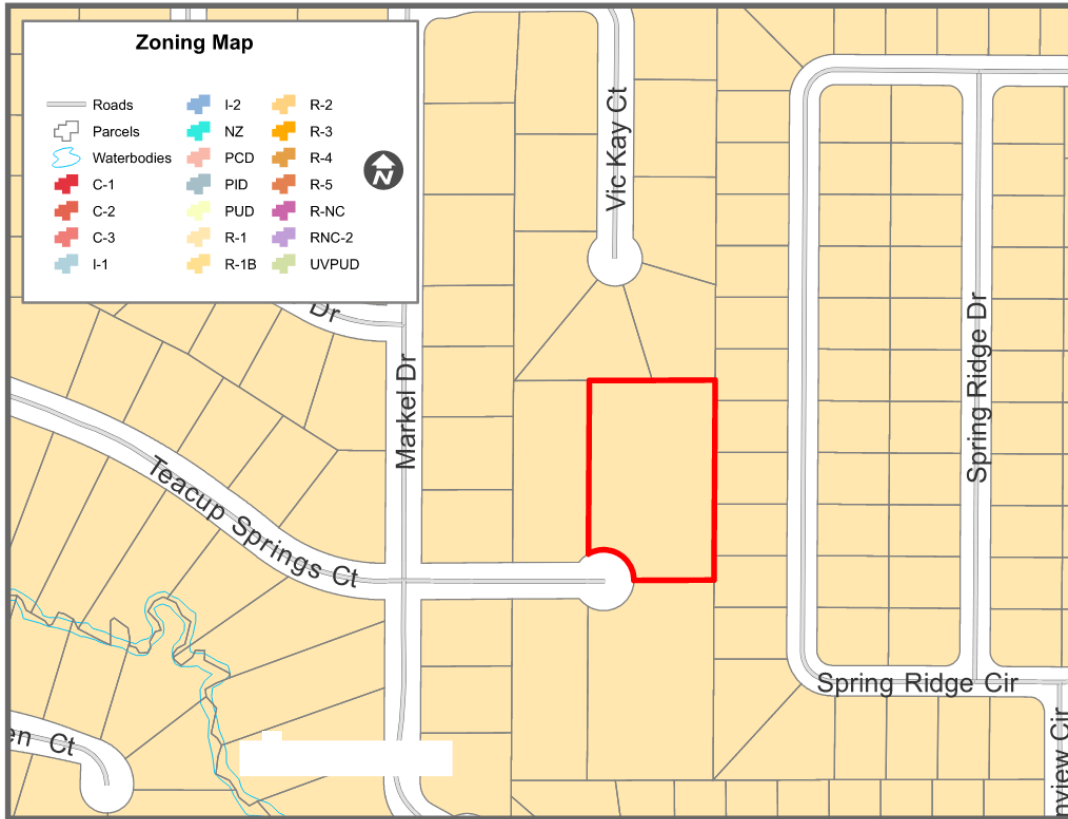
AERIAL PHOTO
617 Teacup Springs Court



FUTURE LAND USE MAP 617 Teacup Springs Court



Zoning Map
617 Teacup Springs Court



END OF STAFF REPORT

BOUNDARY SURVEY

617 TEACUP SPRINGS CT, WINTER GARDEN, FL 34787

DESCRIPTION:


LOT 2, AND THE NORTH 1/2 OF LOT 3, MAGNOLIA WOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE(S) 101, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.494 ACRES ±

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2 AS BEING N89°39'30"E (ASSUMED).
5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
6. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260 F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.
7. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

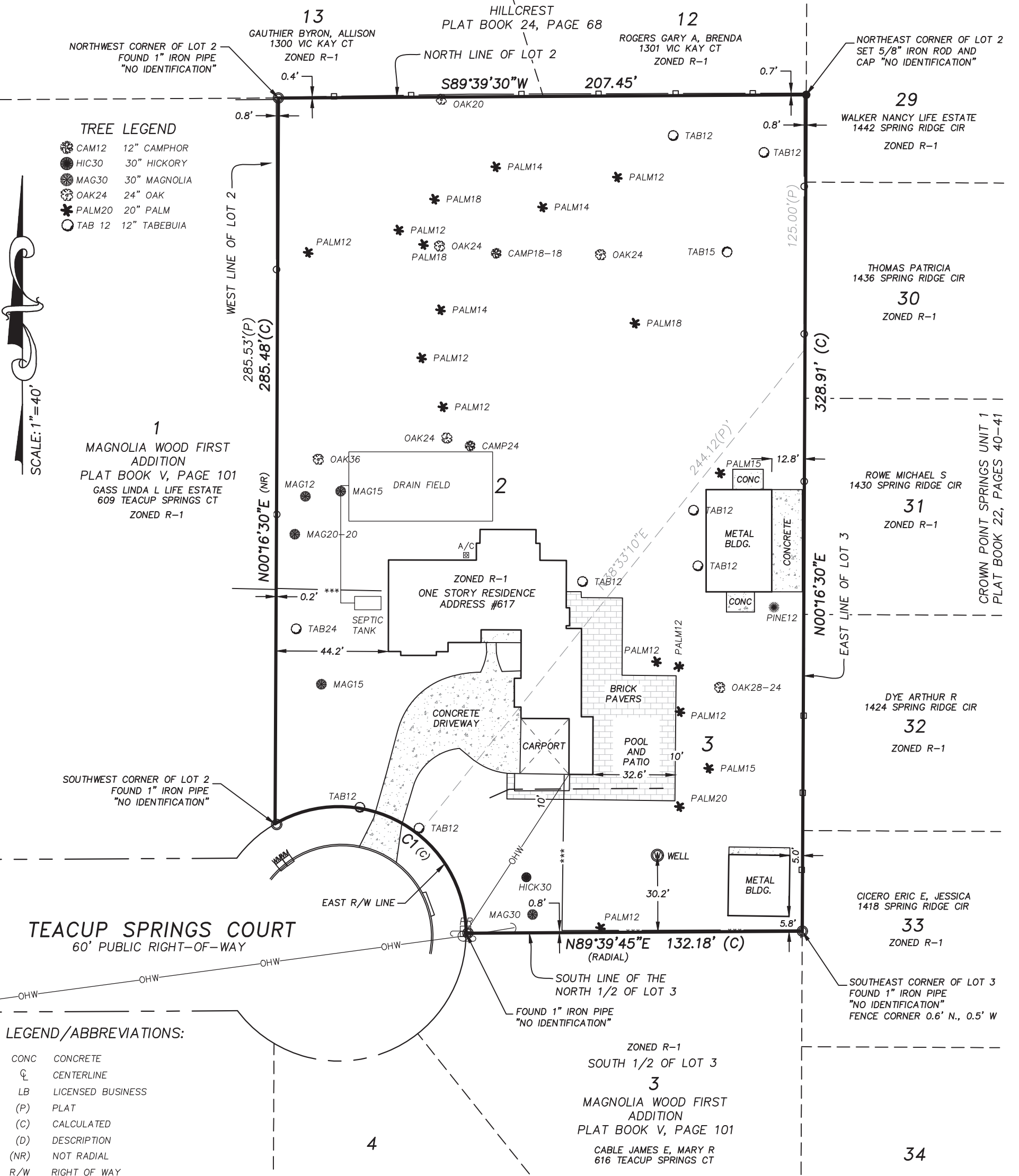
(SEE SHEET 2 FOR BOUNDARY EXHIBIT)

JOB NUMBER: 25058.001	<p>ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668</p>	 <p>CERTIFICATE OF AUTHORIZATION LB 7274 301 N. TUBB STREET, SUITE 106 OAKLAND, FLORIDA 34760 Phone No. 407.905.8877</p>
SURVEY DATE: 5-12-2025		
FIELD BY: T. CONARD		
FIELD BOOK: 2502		
PAGES: 24-25		
FIELD FILE: 25058TC.MJF		
DRAWING FILE: 25058-1DWG		

BOUNDARY SURVEY

SHEET 2 OF 2

617 TEACUP SPRINGS CT, WINTER GARDEN, FL 34787



TREE LEGEND

- CAM12 12" CAMPHOR
- HIC30 30" HICKORY
- MAG30 30" MAGNOLIA
- OAK24 24" OAK
- PALM20 20" PALM
- TAB 12 12" TABEBUIA

SCALE: 1"=40'

LEGEND/ABBREVIATIONS:

- CONC CONCRETE
- ☉ CENTERLINE
- LB LICENSED BUSINESS
- (P) PLAT
- (C) CALCULATED
- (D) DESCRIPTION
- (NR) NOT RADIAL
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- IRON ROD & CAP (AS NOTED)
- SIR ● SET 5/8" IRON ROD AND CAP STAMPED "LB 7274" (TYPICAL)
- IRON PIPE
- WM WATER METER
- PR POWER RISER
- A/C AIR CONDITIONER
- ☉ WOODEN UTILITY POLE
- ← GUY ANCHOR
- OHW— OVERHEAD UTILITY WIRES
- xxx— METAL FENCE
- CHAIN LINK FENCE
- WOOD FENCE

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119°44'35"	50.00'	104.50'	N60°12'33"W	86.49'

JOB NUMBER: 25058.001
DRAWING FILE: 25058-1.DWG

BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FL 34760
Phone No. 407.905.8877

BOUNDARY SURVEY

617 TEACUP SPRINGS CT, WINTER GARDEN, FL 34787

DESCRIPTION:

(PARENT TRACT)

LOT 2, AND THE NORTH 1/2 OF LOT 3, MAGNOLIA WOOD FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE(S) 101, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.494 ACRES ±

DESCRIPTION: (PROPOSED PARCEL 1)

A PORTION OF LOT 2 AND 3, MAGNOLIA WOOD FIRST ADDITION, AS RECORDED IN PLAT BOOK V, PAGE 101, OF THE PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN S00°16'30"W ALONG THE WEST LINE OF SAID LOT 2, 125.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE OF LOT 2, RUN N89°39'30"E, 162.45 FEET; THENCE RUN S00°16'30"W, 157.40 FEET; THENCE RUN S89°39'45"W, 68.31 FEET; THENCE RUN S66°12'32"W, 34.46 FEET TO A CURVE CONCAVE TO THE SOUTHWEST, BEING THE EASTERLY RIGHT OF WAY LINE OF TEACUP SPRINGS COURT; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 78°46'06", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 68.74 FEET, A CHORD BEARING OF N80°41'47"W AND A CHORD DISTANCE OF 63.45 FEET, TO THE SOUTHWEST CORNER OF LOT 2; THENCE RUN N00°16'30"E ALONG THE WEST LINE OF SAID LOT 2, 160.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.593 ACRES ±

DESCRIPTION: (PROPOSED PARCEL 2)

A PORTION OF LOT 2 AND 3, MAGNOLIA WOOD FIRST ADDITION, AS RECORDED IN PLAT BOOK V, PAGE 101, OF THE PUBLIC RECORDS OR ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE RUN S00°16'30"W, ALONG THE WEST LINE OF SAID LOT 2, 125.01 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 2 RUN N89°39'30"E, 162.45 FEET; THENCE RUN S00°16'30"W, 157.40 FEET; THENCE RUN S89°39'45"W, 68.31 FEET; THENCE RUN S66°12'32"W, 34.46 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, BEING THE EASTERLY RIGHT OF WAY LINE OF TEACUP SPRINGS COURT; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 40°58'29", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 35.76 FEET, A CHORD BEARING OF S20°49'30"E AND A CHORD DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF AFORESAID LOT 3; THENCE RUN N89°39'45"E, ALONG SAID SOUTH LINE, 132.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE RUN N00°16'30"E ALONG SAID EAST LINE OF LOT 3 AND THE EAST LINE OF LOT 2, 328.91 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 2; THENCE RUN S89°39'30"W ALONG THE NORTH LINE OF SAID LOT 2, 207.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.901 ACRES ±.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2 AS BEING N89°39'30"E (ASSUMED).
5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
6. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260 F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.
7. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

(SEE SHEET 2 FOR BOUNDARY EXHIBIT)

7/31/2025 - REVISED PER CITY COMMENTS

JOB NUMBER:	25058.000
SURVEY DATE:	5-12-2025
FIELD BY:	T. CONARD
FIELD BOOK:	2502
PAGES:	24-25
FIELD FILE:	25058TC.MJF
DRAWING FILE:	25058.DWG



Digitally signed by
Aron D Bishman
Date: 2025.08.13
16:34:30 -04'00'

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

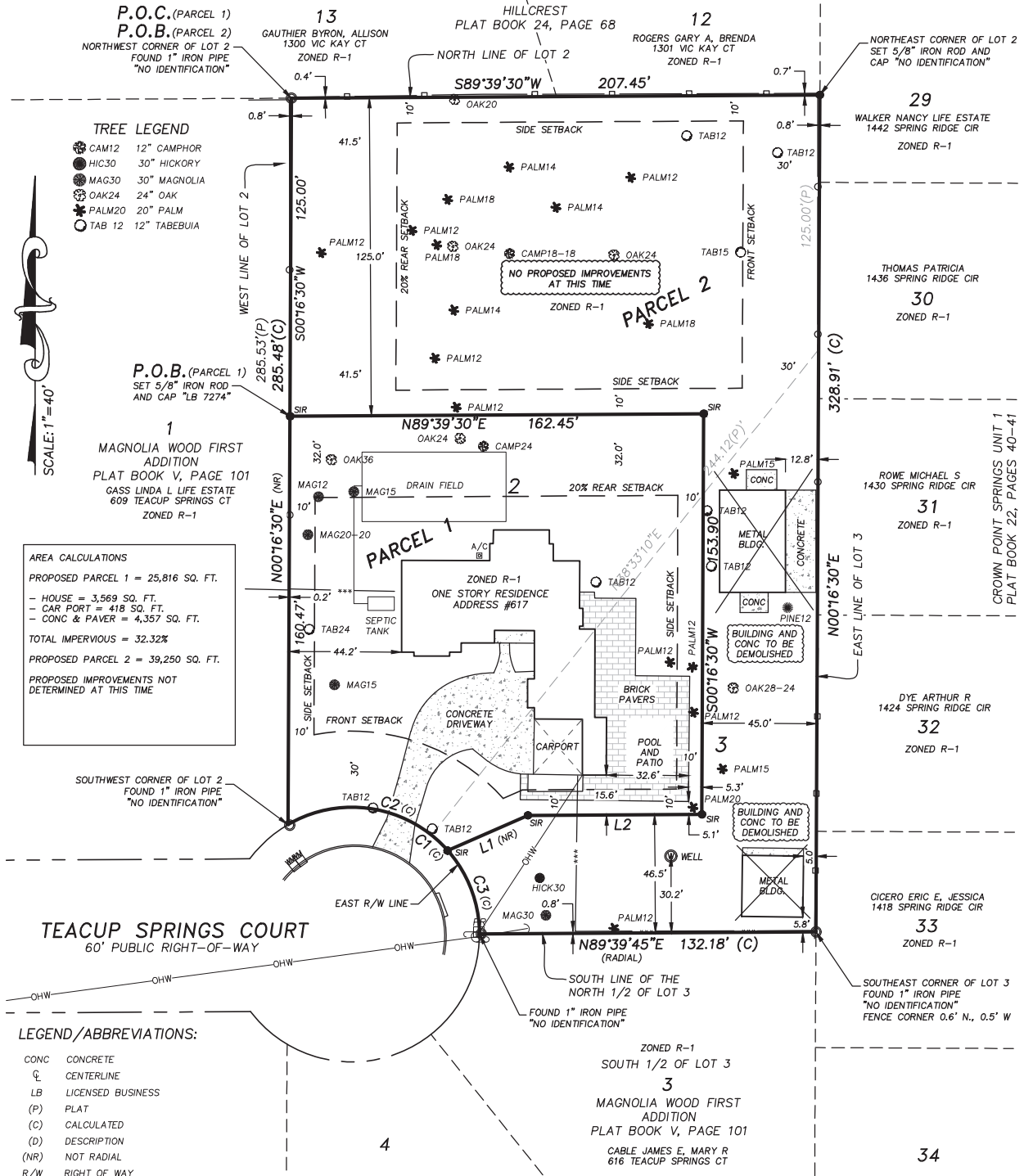


CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106
OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

BOUNDARY SURVEY

SHEET 2 OF 2

617 TEACUP SPRINGS CT, WINTER GARDEN, FL 34787



- TREE LEGEND**
- CAM12 12" CAMPHOR
 - HIC30 30" HICKORY
 - MAG30 30" MAGNOLIA
 - OAK24 24" OAK
 - PALM20 20" PALM
 - TAB 12 12" TABEBUIA

1
MAGNOLIA WOOD FIRST ADDITION
PLAT BOOK V, PAGE 101
GASS LINDA L LIFE ESTATE
609 TEACUP SPRINGS CT
ZONED R-1

AREA CALCULATIONS
PROPOSED PARCEL 1 = 25,816 SQ. FT.
- HOUSE = 3,969 SQ. FT.
- CAR PORT = 418 SQ. FT.
- CONC & PAVER = 4,357 SQ. FT.
TOTAL IMPERVIOUS = 32.32%
PROPOSED PARCEL 2 = 39,250 SQ. FT.
PROPOSED IMPROVEMENTS NOT DETERMINED AT THIS TIME

LEGEND/ABBREVIATIONS:

- CONC CONCRETE
- CL CENTERLINE
- LB LICENSED BUSINESS
- (P) PLAT
- (C) CALCULATED
- (D) DESCRIPTION
- (NR) NOT RADIAL
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- IRON ROD & CAP (AS NOTED)
- SIR SET 5/8" IRON ROD AND CAP STAMPED "LB 7274" (TYPICAL)
- IRON PIPE
- WM WATER METER
- PR POWER RISER
- A/C AIR CONDITIONER
- WOODEN UTILITY POLE
- GUY ANCHOR
- OHW OVERHEAD UTILITY WIRES
- METAL FENCE
- CHAIN LINK FENCE
- WOOD FENCE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S66°12'32"W	34.46'
L2	S89°39'45"W	68.31'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	119°44'35"	50.00'	104.50'	N60°12'33"W	86.49'
C2	78°46'06"	50.00'	68.74'	N80°41'47"W	63.45'
C3	40°58'29"	50.00'	35.76'	S20°49'30"E	35.00'

UTILITY SERVICES:

- SEWER IS SEPTIC
- POTABLE WATER IS PROVIDED BY ORANGE COUNTY
- NO KNOW FIRE HYDRANTS IN IMMEDIATE VICINITY
- POWER PROVIDED BY DUKE ENERGY

JOB NUMBER: 25058.000
DRAWING FILE: 25058.DWG



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FL 34760
Phone No. 407.905.8877

**THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM #4.A**

Date: September 25, 2025 **Meeting Date:** October 6, 2025
Subject: 1203 Edgeway Drive
Project Name: 1203 Edgeway Drive (Francois Porch)
Parcel ID: 12-22-27-6496-06-003
Issue: The applicant is requesting variance for property located at 1203 Edgeway Drive.

Supplemental Material / Analysis:

Owner / Applicant: Raphaelle Francois
Current Zoning: R-4 (R-4 Zoning District)
Proposed Zoning: N/A
Current FLU: LR (Low Density Residential)
Proposed FLU: N/A

Summary: The applicant is requesting approval of a variance to Winter Garden Code of Ordinances Section 118-458(1)(c), for the property located at 1203 Edgeway Drive. If approved, this variance will allow a rear yard setback of 6.9 feet in lieu of the 30 foot minimum to construct a new porch.

Staff Recommendation(s):

Staff recommends approval subject to any conditions outlined in the Staff Report.

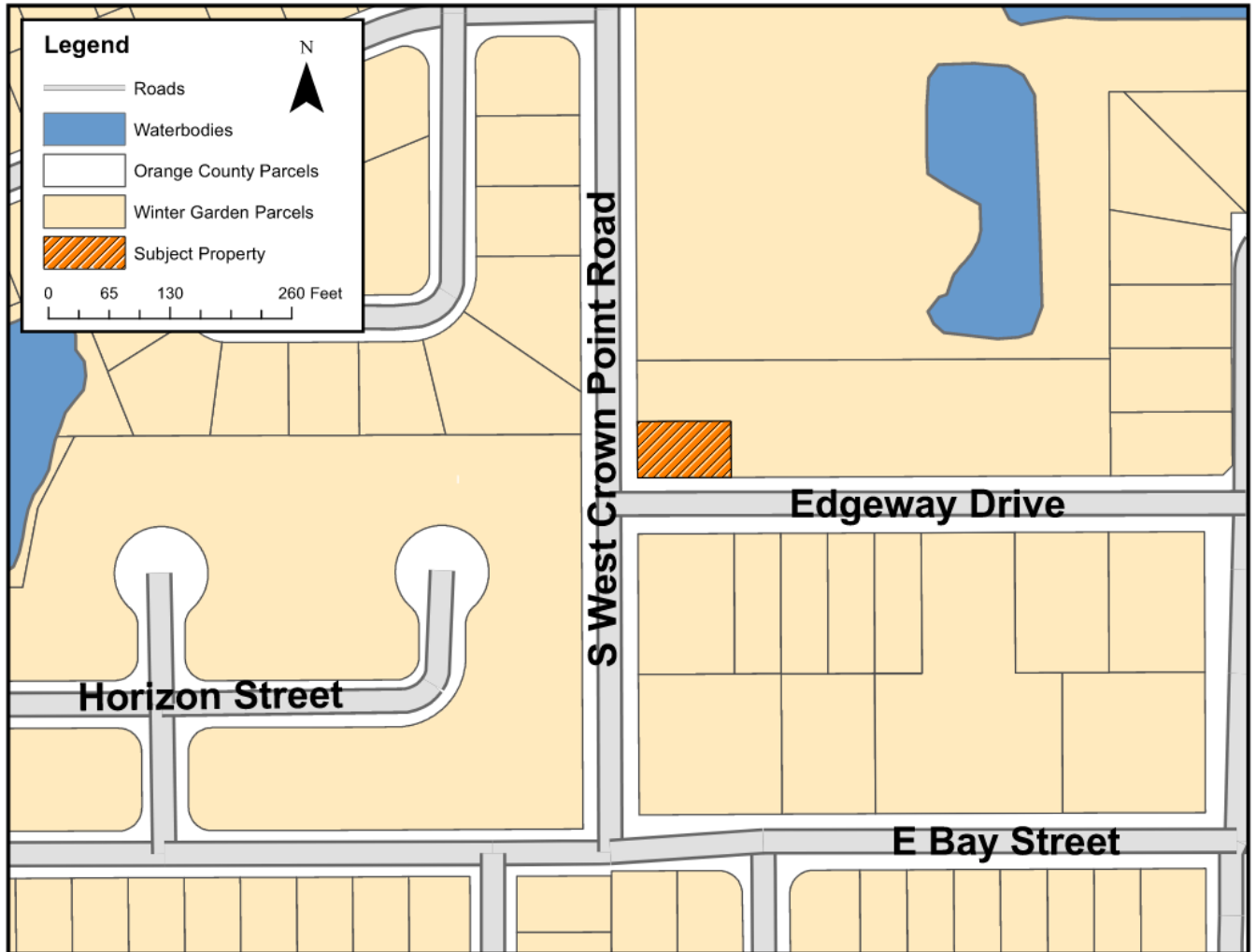
Next Step(s): Follow all City regulations and apply for building permits.

Attachment(s): Staff Report
Location Map

LOCATION MAP

1203 Edgeway Drive

Variance



CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

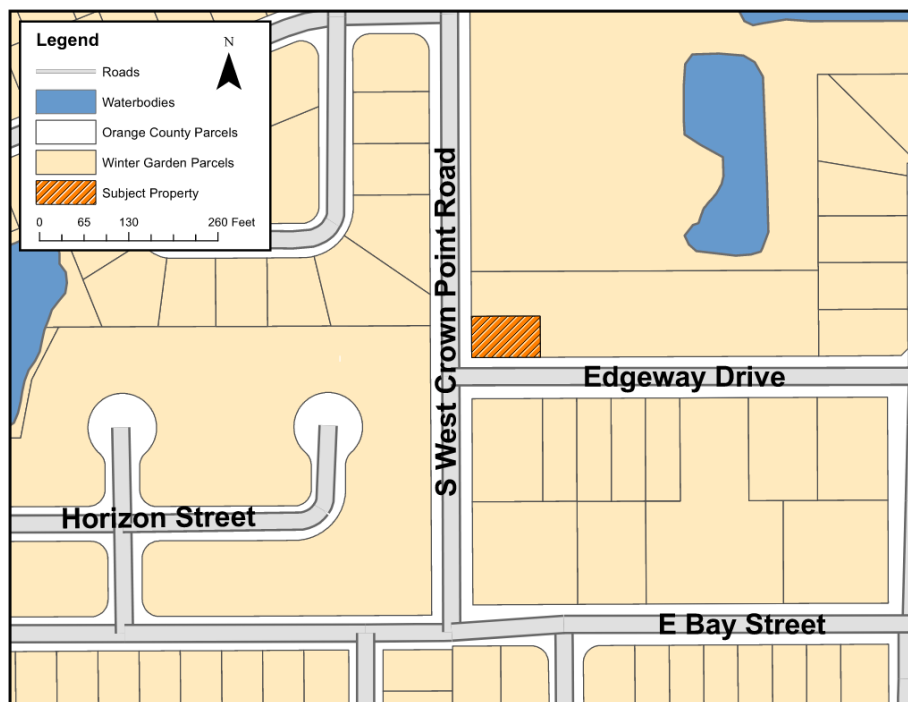
TO: PLANNING AND ZONING BOARD
PREPARED BY: AMBER MCDONALD, PLANNER I
DATE: OCTOBER 6, 2025
SUBJECT: VARIANCE
1203 Edgeway Drive (0.14 +/- ACRES)
PARCEL ID # 12-22-27-6496-06-003

APPLICANT: Raphaele Francois

INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 1203 Edgeway Drive in Winter Garden, Florida. The request is to allow a rear yard setback of 6.9 feet, in lieu of the required 30 foot minimum, to construct a side porch on to the primary structure.

The subject property, located at 1203 Edgeway Drive, is an approximately 0.14 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property carries the zoning designation R-4 (R-4 Zoning District) and is designated LR (Low Density Residential) on the Future Land Use Map of the City’s Comprehensive Plan.

EXISTING USE

The subject property is developed with a 1,269 square foot single-family residence built in 1973.

ADJACENT LAND USE AND ZONING

The properties to the north and east of the subject property are under development with future single-family homes, zoned R-4 and are in the City of Winter Garden’s municipal limits. The property to the south of the subject property is developed with a single-family home, zoned R-4 and is in the City of Winter Garden’s municipal limits. There are two properties to the west of the subject property, one is developed with a single-family residence and the other is developed with a duplex, both are zoned R-2 and both are in the City of Winter Garden’s municipal limits.

PROPOSED USE

The applicant is requesting the variance to allow the construction of a 27’ x 10’ side porch with a rear yard setback of 6.9 feet in lieu of the minimum required 30 feet. This request does come after a code enforcement action halted the work that was being done without a permit. Once the applicant went through the appropriate channels to permit the porch, it was determined that the applicant must seek a variance request for the rear setback in order to receive permit approval and complete the construction.

CODE REFERENCE

Sec. 118-458. of the City Code of Ordinances addresses the minimum yard requirements for single-family dwellings in the R-4 Zoning District. This section states,

In the R-4 zoning district, the minimum yard requirements are as follows:

- (1) *Single-family.*
 - a. Front: 20 feet.
 - b. Side: 7.5 feet.
 - c. Rear: 30 feet.

The applicant is seeking a variance to the minimum rear yard setback in order to build a porch.

CODE REQUIREMENTS / CRITERIA

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (1) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The rear yard setback request continues the same nonconforming primary structure rear setback that currently exists. Although it is a side yard, it functions as a backyard. This

request should have no negative impact to the immediate neighboring property owners.

- (2) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance will make reasonable use of the property as porches are common in single-family neighborhoods. The request will allow the applicant to enjoy the outdoor area and be shielded from the sun.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City’s land development regulations will not further any legitimate City objective. A porch is typical of single-family homes.

- (4) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City’s Comprehensive Plan relating to low density residential neighborhood character.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

By allowing the revised rear setback requirement for the porch, it will help the applicant to enjoy their yard by providing some shelter from the elements. The variance requested is the minimum variance that will make reasonable use of the land and due to the existing setbacks of the home any addition or porch would require a variance. Denying the variance does not benefit the property owner or the City.

SUMMARY AND STAFF RECOMMENDATION

City Staff recommends approval of variance to Sec. 118-458(1)(c) for the property at 1203 Edgeway Drive to allow a rear yard setback of 6.9 feet, in lieu of the required 30 foot minimum, to construct a porch, with the following conditions:

1. At no time shall the porch be enclosed as an air conditioned space.
2. The porch is to be built in accordance with the elevations as provided by the applicant.

NEXT STEPS

Follow all City regulations and apply for building permits.

ATTACHMENTS

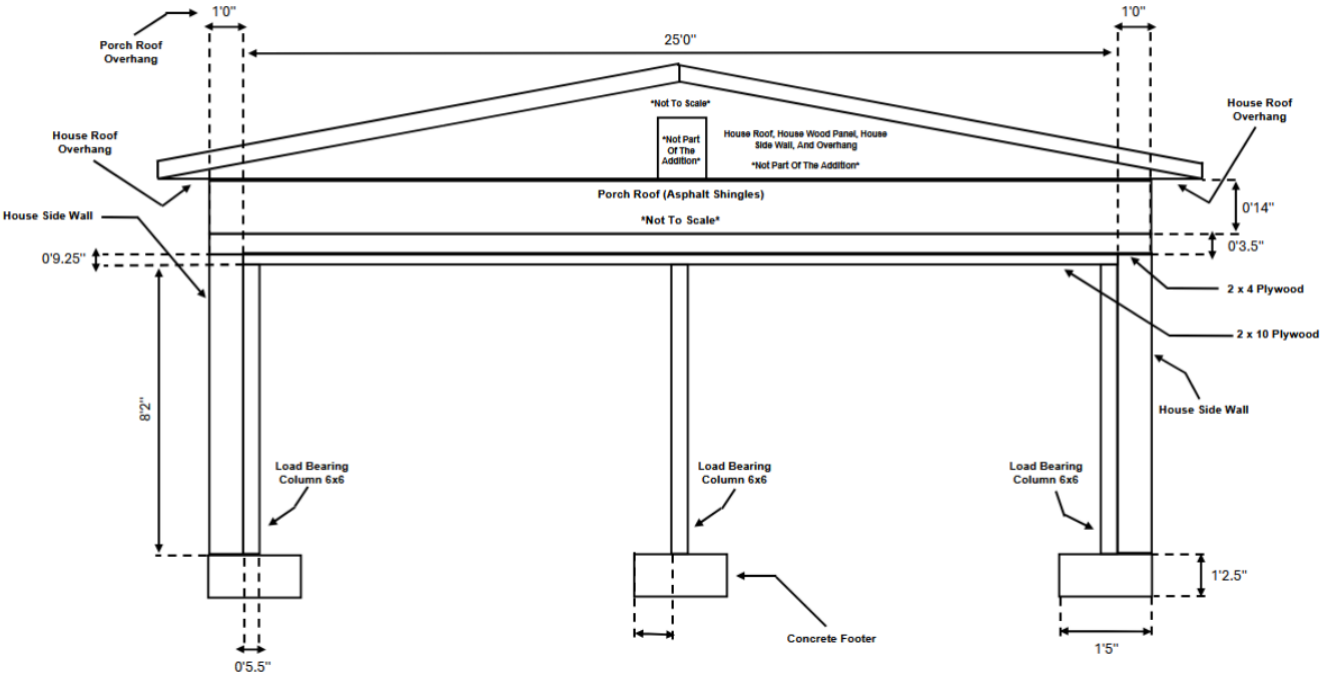
- Aerial Photo
- Survey
- Elevations
- Site Photos

AERIAL PHOTO
1203 Edgeway Drive



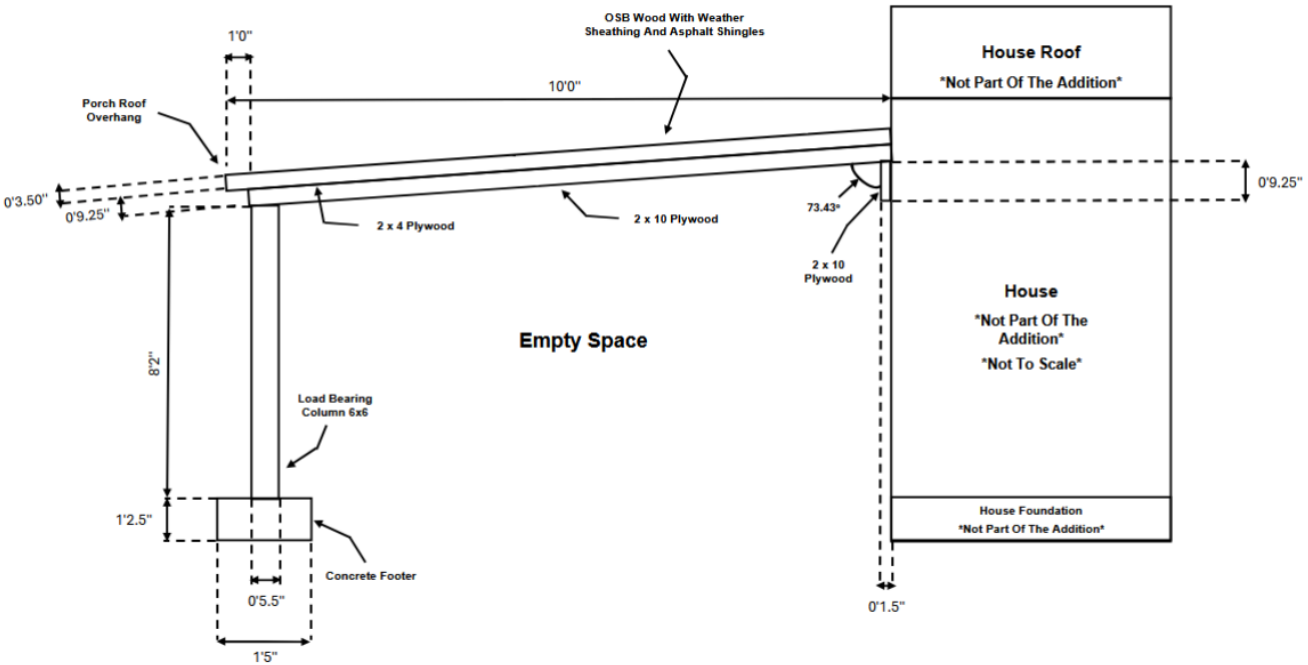
ELEVATIONS
1203 Edgeway Drive

Front View:



Not To Scale

Side View:



Not To Scale

SITE PHOTOS
1203 Edgeway Drive







END OF STAFF REPORT