



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

/s/

/s/

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Recording Secretary Ellen King

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Chairman Will Hawthorne