



**Planning and Zoning Board
Regular Meeting Minutes
October 6, 2025**

1. CALL TO ORDER

Co-Chairman Steve Ambielli called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance. Quorum was declared present.

Present: Co-Chairman Steve Ambielli and Board Members: Linda Bennett, Jimmy Dunn and Jeff Ewing.

Absent: Chairman Will Hawthorne (excused) and Board Members: Myron Brown (excused) and TJ Ryan (excused).

Staff Present: City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Planner I Amber McDonald and Recording Secretary Ellen King.

Attendees: Thomas Larson of 617 Teacup Springs and Raphaele Francois of 1203 Edgeway Drive.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of September 8, 2025. Seconded by Board Member Ewing and carried unanimously 4 – 0.

3. PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

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

Planning Supervisor Friedman presented a Lot Split request for the property at 617 Teacup Springs Court to create a new parcel with the intent to build a single-family home. Staff recommends approval subject to staff conditions.

Board members inquired about a well shown on Parcel 2 and inquired if it was abandoned or active? City staff stated this is an irrigation well that is in use and will continue to be in use for Parcel 2.

The General Public did not have any comments or questions about this item.

Motion by Board Member Ambielli to approve the Lot Split at the location of 617 Teacup Springs Court subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 4 – 0.

4. VARIANCE (PUBLIC HEARING)

**4.A. 1203 Edgeway Drive – (Francios Porch) VARIANCE
Parcel ID # 12-22-27-6496-06-003**

Planner McDonald presented a Variance request for the property located at 1203 Edgeway Drive to allow a rear yard setback of 6.9 feet for construction of a new porch. Staff recommends approval subject to staff conditions.

Board members inquired about other R-4 zoning lots in the area with this type of similar variance setback. City staff stated there are other R-4 properties, however this side porch acts as the applicant’s back yard because they have no rear yard due to the setback of the primary structure.

The General Public did not have any comments or questions about this item.

Motion by Board Member Dunn to approve the Variance at the location of 1203 Edgeway Drive subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 4 – 0.

Co-Chairman Steve Ambielli adjourned the meeting at 6:39 pm. Adjourned to the 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.

ATTEST:

/S/

Recording Secretary Ellen King

APPROVED:

/S/

Co-Chairman Steve Ambielli