



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
FEBRUARY 5, 2018**

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.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and quorum was declared present.

Present: Chairperson Will Hawthorne, Vice-Chairperson Rachel Saunders, and Board Members: Henry Haddock, Gerald Jowers, and Matthew Matin

Absent: Gabriel Kotch (excused) and Chris Lee (excused)

Staff Present: City Attorney Kurt Ardaman, Planning Consultant Ed Williams, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of January 8, 2018. Seconded by Rachel Saunders the motion carried unanimously 5 - 0.

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

**4. 304, 310, 314 W Bay Street, 419, 429, 439 and 455 W Plant Street
H. Gerald Jowers, Janis Jowers Stephens, A. Keith Stephens, James P. Larweth
(PCD REZONING and FLU AMENDMENT)**

Community Development Director Pash stated this application was originally submitted in July of 2017 to rezone the properties to C-1. The request was approved by the Planning Board but City Commission suggested that Staff hold community meetings after receiving several complaints about the rezoning. Several community meetings have been held for the surrounding neighbors and Staff has proposed a Planned Development ordinance. Mr. Pash presented a request to rezone the properties located at 304, 310, 314 W Bay Street and 419, 429, 439, 455 W Plant Street to PCD (Planned Commercial Development) and amend the Future Land Use Designation for 304, 310, 314 W Bay Street and 439, 455 W Plant Street from Low Density Residential to TD (Traditional Downtown and expand the boundaries of the Traditional Downtown Activity Center to include these properties.

The PCD Ordinance outlines exactly what can be built. Bay Street can contain office or residential as long as it is residential in character with a maximum height of 35 feet tall. Plant Street can contain office, residential, retail, or a sit-down restaurant as long as it is residential in character with a maximum height of 40 feet. The Ordinance outlines prohibited

uses, requirements of buffer yards along the west, landscaping along the front and throughout the site, and meeting all on-site parking, signage, and lighting requirements of the City Code. All storm water would have to be engineered to be maintained on site. The properties would also require review and approval by the Architectural Review Board. Staff has reviewed the application and recommends approval of Ordinances 17-22 and 17-23.

Board Member Jowers recused himself as he is one of the owners (*Exhibit A*).

Board Member Matin inquired if there were any adjacent PCD properties in the area and asked for verification that this PCD had specific limitations attached to each property depending on their location. Mr. Pash verified that this was correct.

Board Member Saunders stated the ordinance mentioned limited retail and asked for examples of what would be allowed. Mr. Pash replied it could allow a clothing store, card shop or phone store. No design has been submitted but it would go through site plan review.

Resident Robin Sanchez, 225 W Newell Street, spoke against the rezoning stating concerns about traffic, additional congestion at the intersection, and future retail possibilities. She stated she had not been notified but had just seen the notice on the property.

Resident Brian Fallon, 211 N Central Avenue, spoke against the rezoning stating concerns with destroying existing homes in a Historic District as they should be preserved.

Resident Paul Jackson, 227 W Bay Street, spoke against the rezoning. He asked if any traffic impact studies have been done, would like more specifics on the retail that would be allowed, and if the residential noise ordinance would apply.

Board Member Matin emphasized the PCD would apply additional standards.

Chairperson Hawthorne addressed several concerns. A traffic impact study could not be completed without knowing the proposed usage but would be done through Site Plan review, noise ordinances would apply, and any new construction would have additional reviews. Regarding the notices, Mr. Pash stated it is advertised in the paper, notices are posted, and two community meetings were held with adjacent properties.

Vice-Chairperson Saunders inquired on the buffering requirements to separate residential and commercial. Mr. Pash clarified this PCD contains a buffer yard requirement of canopy trees as well as understory shrubs and possibly a wall.

Board Member Haddock commented that if a building is not designated as historic any new building would have to comply with more strict standards.

Motion by Will Hawthorne to recommend approval of the PCD Rezoning, Ordinances 17-22 and 17-23, with Staff Recommendations (as provided in the agenda packet). Seconded by Henry Haddock the motion carried 3 – 1 with Matt Matin opposed.

5. 14120 & 14230 W Colonial Dr (West Market) – Gardenia Plaza LLC (PCD REZONING)

Community Development Director Pash presented a request to rezone property located at 14120 and 14230 W Colonial Drive to PCD (Planned Commercial Development) to allow construction of approximately 84,500 +/- square feet of commercial space to include office, retail, and restaurant uses. The applicant plans to construct two buildings on the back of the property - one containing approximately 25,000 square feet and one containing approximately 30,000 square feet. The front of the property would contain four outparcels along W. Colonial Drive and a smaller future parcel along the western portion. The PCD has

architectural guidelines with heavy landscape buffering requirements on the south side. Staff has reviewed the application and recommends approval of Ordinance 18-09.

Board Member Haddock inquired if there were any other points of ingress/egress for this site other than W. Colonial Drive. Mr. Pash confirmed it is the only point of access. Board Member Haddock inquired if there was an existing median cut. Mr. Pash stated there was a left turn median cut on the western most entrance. Staff requires cross-access so, as other properties are developed, other access points could be attained.

Chairperson Hawthorne inquired if the lots had designated uses. Mr. Pash replied no users were designated yet but there was a proposed specialty grocery store for one of the buildings in the back, the westernmost front parcel was proposed for a Grill n Chill with a drive-through, and the eastern parcel was proposed for a McAlister's Deli.

Motion by Rachel Saunders to recommend approval [of Ordinance 18-09]. Seconded by Matt Matin the motion carried unanimously 5 - 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:54 p.m. to the next meeting scheduled for March 5, 2018.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary Kathleen Rathel

Chairperson Will Hawthorne