



PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
MARCH 4, 2019

1. CALL TO ORDER

Chairperson 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: Chairperson Will Hawthorne and Board Members: Gerald Jowers, Gabriel Kotch Chris Lee, and Matthew Matin

Absent: Vice-Chairperson Rachel Saunders (excused) and Henry Haddock (excused)

Staff Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and recording secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of February 4, 2019. Seconded by Matt Matin and carried unanimously 5 – 0.

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

3. 43 1ST Street – VMG Construction Inc (PCD Rezoning)

Urban Designer Carson presented a request for a Planned Commercial Development (PCD) Rezoning for the 0.54 +/- acre property, located at 43 E 1st Street. The property is currently zoned C-2 with a TD Traditional Downtown Future Land Use designation. The applicant proposes to develop a new 3,200 square foot professional office building that will be used to support a construction company that currently operates out of the existing building on the property. The property is located in the Historic Downtown District and the building design has received approval from the Architectural Review and Historic Preservation Board. The project also includes parking areas, sidewalks, drive aisles, and landscaping. Staff recommends approval of Ordinance 19-15.

Chairman Hawthorne inquired about the size of some of the new parking spaces. Ms. Carson explained four spaces adjacent to the building were slightly shallower than the minimum size but they will be designated for compact cars. Chairman Hawthorne then inquired about the treatment of stormwater. Ms. Carson stated the site is currently mostly impervious with an existing asphalt parking lot but the new design adds pervious surface.

General discussion ensued regarding the 3,200 square foot one-story building with a 2nd floor mezzanine. Ms. Carson clarified the offices and commercial activity will be on the first floor with auxiliary storage on the open second floor.

Motion by Will Hawthorne to recommend approval of the PCD Rezoning [Ordinance 19-15, for 43 1st Street]. Seconded by Matt Matin and carried unanimously 5 – 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

4. 404 Lakeview Road – Golden Pond Communities

Urban Designer Carson presented a request for a Special Exception permit for the property located at 404 Lakeview Road which features the Golden Pond Assisted Living facility. The property is zoned R-2 with a Low Density Residential Future Land Use designation. The applicant is requesting a special exception permit to allow the construction of a new two-story facility containing 46 independent living units. A Special Exception Permit to construct a two-story independent living facility had been approved by the Planning & Zoning Board in 2015; however, the permit expired. Staff recommends approval of the special exception subject to the conditions outlined in the Staff Report.

General discussion ensued regarding the location and if anything changed from the original.

Motion by Gerald Jowers to recommend approval of the Special Exception request [for 404 Lakeview Road] with Staff Recommendations (as provided in the agenda packet). Seconded by Gabe Kotch and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

5. 430 E Cypress Street – Maribel Godinez

Urban Designer Carson presented two variance requests for the 0.26 +/- acre property located at 430 E Cypress Street. The property is zoned R-2 and has a Low Density Residential Future Land Use designation. The applicant is requesting two variances. The first would allow a covered front porch to be constructed with a 29.9-foot front yard setback in lieu of the minimum required 30-foot front yard setback and the second would allow a new building addition to be constructed with a 1.2-foot side yard setback in lieu of the minimum required 10-foot side yard setback. The building addition on the side yard would be line with the existing structure. The request is a partially retroactive request to finish work that had been started under an Orange County permit. The Orange County permit expired and then the property was annexed into the City. Staff has reviewed the application and recommends approval of the variances subject to the conditions outlined in the Staff Report.

General discussion ensued regarding the setbacks and surrounding homes.

Motion by Gabe Kotch to recommend approval [of the variances for 430 E Cypress Street] with Staff Recommendations (as provided in the agenda packet). Seconded by Chris Lee and carried unanimously 5 – 0.

6. 753 Sandy Bar Drive – Erin Donnelly

Senior Planner Friedman presented a variance request for the 0.20 +/- acre corner property located at 753 Sandy Bar Drive. The property is zoned PUD as part of the Johns Lake Pointe Subdivision and has a Low Density Residential Future Land Use designation. The applicant is requesting a variance to the rear setback requirement in order to construct a 12 x 26 foot covered porch with a 17.5-foot rear yard setback in lieu of the minimum required 25-foot rear yard setback. The property owner has obtained HOA approval. Staff has reviewed the

