



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
JUNE 4, 2018**

**1. CALL TO ORDER**

City Attorney Kurt Ardaman addressed the Board. Due to both the Chairperson and Vice-Chairperson being absent a volunteer to be Acting Chairperson for the night's meeting was asked for from the remaining Board Members. Board Member Lee volunteered.

***MOTION: Motion by Gerald Jowers to appoint Chris Lee as Acting Chairperson. Seconded by Henry Haddock and carried unanimously 5 - 0.***

Acting Chairperson Chris Lee 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:** Board Members: Henry Haddock, Gerald Jowers, Gabriel Kotch, Chris Lee, and Matthew Matin

**Absent:** Chairperson Will Hawthorne and Vice-Chairperson Rachel Saunders

**Staff Present:** 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 May 7, 2018. Seconded by Matt Matin and carried unanimously 5 - 0.***

**ANNEXATIONS / FUTURE LAND USE MAP AMENDMENTS / REZONINGS (PUBLIC HEARING)**

**3. 15240, 15200, & 15188 E Oakland Ave (Oakland Hills) – PFD, LLC (REZONING)**

Urban Designer Carson presented a request to rezone 9.18 +/- acres located at 15240, 15200, and 15188 E Oakland Avenue from R-1 Single-Family Residential to PUD Planned Unit Development. The property is located on the south side of E. Oakland Avenue, west of Tildenville School Road and north of W. Colonial Drive and has a Low Density Residential future land use designation. The applicant has requested to rezone the property to PUD in order to develop 17 single-family homes with a maximum of 9 accessory dwelling units, and recreation areas, open space, and storm water ponds. The Oakland Hills Subdivision will exhibit an agricultural type character with large lots, meandering roads, no sidewalks, and 3-rail fencing. The vast majority of existing trees on site will be saved. Staff has reviewed the application and recommends approval of Ordinance 18-23.

There was discussion on tree protection, clarification on the definition of an accessory dwelling unit, no sidewalks in the subdivision, and the speed limit in the subdivision.

Resident Ron Mueller, 709 Lake Cove Pointe Cir, Winter Garden FL, spoke in support of having sidewalks for the safety of kids and families.

Board Member Matin asked if there were any plans to address the entry road which lines up directly across from an Oakland Park entrance. Ms. Carson replied there will be a signal added to an intersection located west of this junction in the future.

***Motion by Henry Haddock to recommend approval of the Rezoning of the Oakland Hills PUD [15200, 15188 & 15240 E Oakland Ave, Ordinance 18-23] with Staff Recommendations (as provided in the agenda packet). Seconded by Gerald Jowers and carried unanimously 5 – 0.***

#### **PRELIMINARY PLATS / FINAL PLATS / LOT SPLITS**

##### **4. 404 S MAIN STREET – KIMBERLIN REALMUTO (LOT SPLIT)**

Senior Planner Friedman presented a request for Lot Split Approval for a 0.61 +/- acres property zoned R-2 located at 404 S. Main Street. The applicant proposes to split the lot into two separate parcels. Parcel ‘A’ would contain the existing single-family dwelling and consist of .28 +/- acres while parcel ‘B’ is undeveloped and consist of .32 +/- acres. Staff has reviewed the application and recommends approval subject to the condition outlined in the Staff Report. The condition was the accessory structure had to be removed and Staff verified this has been completed.

***Motion by Gabe Kotch to recommend approval of the Lot Split for 404 S Main Street. Seconded by Matt Matin and carried unanimously 5 – 0.***

#### **VARIANCES**

##### **5. 220 2<sup>ND</sup> Street – Richard J. Hughes**

Senior Planner Friedman presented a request for a variance for a 0.14 +/- acre property located at 220 2<sup>nd</sup> Street with a current zoning of R-2. The variance would allow an addition to the existing single-family dwelling at a 15’ rear yard setback in lieu of the minimum required 25’ rear yard setback and at an 8.5’ side yard setback on the north side of the home in lieu of the minimum required 10’ side yard setback. Staff has reviewed the application and recommends approval of the variance.

***Motion by Matt Matin to recommend approval of the variance for 220 2<sup>nd</sup> Street. Seconded by Gabe Kotch and carried unanimously 5 – 0.***

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:43 p.m. to the next meeting scheduled for July 2, 2018.

**ATTEST:**

**APPROVED:**

                  /S/

                  /S/

**Recording Secretary Kathleen Rathel**

**Chairperson Will Hawthorne**