



PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
AUGUST 5, 2019

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: Chairperson Will Hawthorne and Board Members: Steve Ambielli, Henry Haddock, Gabriel Kotch, and Chris Lee

Absent: Gerald Jowers (excused) and Matthew Matin (excused)

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

2. APPROVAL OF MINUTES

**Motion by Gabe Kotch to approve the regular meeting minutes of July 8, 2019.
Seconded by Chris Lee and carried unanimously 5 – 0.**

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

3. 504 W Plant Street (JJ Park LLC / Florida Engineering Group Inc) PCD REZONING

Urban Designer Carson presented a request to rezone the 0.42 +/- acre property, located at 504 W Plant Street, from R-2 (Residential) to PCD (Planned Commercial Development). The property has a Future Land Use Designation of TD (Traditional Downtown). The applicant is proposing to develop a 9,712 square foot two-story professional office building as well as associated site development consistent with the downtown historic district standards and back-in angled street parking. The proposed on-street parking will ensure more green space is preserved as well as several exiting trees including two 28-inch oaks. The site is designed to be pedestrian friendly and serve as a gateway to the rest of historic downtown. Staff has reviewed the application and recommends approval of Ordinance 19-40.

Board Member Haddock inquired about the parking. Ms. Carson explained the parking was suggested by a consultant the City uses, Ian Lockwood from Toole Design. Their professional recommendation was that the back-in angled parking would be a good option for the site to help with sight line issues when parking and it also allows the doors to open toward the sidewalk instead of the road for safety.

General discussion ensued regarding parking alternatives. Ms. Carson explained the original proposal for on-site parking contained two curb cuts on S. Park Avenue and no green space. Also discussed was the signage for the back-in parking, the options of changing the parking

