



**PLANNING AND ZONING BOARD**  
**REGULAR MEETING MINUTES**  
**SEPTEMBER 9, 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:** Chairman Will Hawthorne, Vice-Chairman Matthew Matin, and Board Members: Steve Ambielli, Henry Haddock, Gerald Jowers, and Gabriel Kotch

**Absent:** Chris Lee (excused)

**Staff Present:** City Attorney Lance King, 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 Gerald Jowers to approve the regular meeting minutes of August 5, 2019. Seconded by Gabe Kotch and carried unanimously 6 – 0.**

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

**3. 902 Avalon Road (City of Winter Garden) ANNEX/FLU AMENDMENT**

Planner II Resta presented a request for annexation and amendment to the future land use map for the 0.45 +/- acre property located at 902 Avalon Road owned by the City of Winter Garden. The property is currently developed with a single family home. The City of Winter Garden is requesting to change the Future Land Use from Orange County Rural to City of Winter Garden Institutional. Staff has reviewed the application and recommends approval of Ordinances 19-41 and 19-42.

City Staff clarified the existing single family home might be used as a temporary domicile for City staff working at Tucker Ranch.

**Motion by Matt Matin to recommend approval of Ordinances 19-41 and 19-42 (for 902 Avalon Road). Seconded by Gabe Kotch and carried unanimously 6 – 0.**

**4. 945 & 951 Carter Road (Palm Coast Enterprise) ANNEX/FLU AMENDMENT/REZONING**

Senior Planner Friedman presented a request for annexation, future land use map amendment, and rezoning for the 1.21 +/- acre property located at 945 and 951 Carter Road from Orange County Citrus Rural (A-1) to City of Winter Garden General Industrial (I-2). The properties are both developed with single family homes. The un-incorporated properties have a Future Land Use Designation of Low Density Residential. The applicant is

requesting to annex the properties into the City, change the future land use map to Multi-Office Industrial, and rezone to I-2. The properties meet the goals of the City's Comprehensive Plan, Staff recommends approval of Ordinances 19-44, 19-45, and 19-46 subject to the following condition: future development proposals cannot, in any way, landlock the properties to the east as described in the staff report.

Chairman Hawthorne asked if the properties to the east have an easement. Mr. Friedman stated there was not an easement but the properties have had documented access over the years.

Board Member Matin inquired about the access solution. Mr. Friedman stated that during site plan review Staff would make sure they maintain access to these properties.

**Motion by Gerald Jowers to recommend approval [of Ordinances 19-44, 19-45, and 19-46] with Staff Recommendations (as provided in the agenda packet). Seconded by Matt Matin and carried unanimously 6 – 0.**

#### **5. 14908 & 14950 Tilden Road – Thistledown Farm, Inc & Sunny Brook Farms, REZONING**

Senior Planner Friedman presented a request to rezone two properties, located at 14908 and 14950 Tilden Road totaling 28.32 +/- acres, from Orange County A-1 to Planned Unit Development (PUD). The properties have a Future Land Use Designation of Orange County Village. Both properties are developed - one has a home and operates as a horse farm and the other operates as an agricultural farm. The applicant is proposing a development consisting of 56 single family homes, amenitized stormwater pond, and community park. The Board approved the annexation and future land use at the July 8, 2019 meeting. Staff has reviewed the application and recommends approval of Ordinance 19-38.

Board Member Matin asked if Tilden Road was maintained by the City. Mr. Friedman stated it was a County maintained road. Mr. Matin explained he frequently travels this road and voiced his concern over a very dangerous curve to the east of the proposed development. He asked if there was anything being done to mitigate the dangers. Mr. Friedman was under the understanding that Orange County has that portion of the roadway under study.

Board Member Ambielli inquired about Section 6 of the approval criteria. It mentioned Tilden Road had sufficient capacity and he questioned what the criteria was to determine it to be sufficient. Mr. Friedman replied the amount of trips produced by the development was in the realm of 600 which kept it within the levels of service.

Resident, Anne Dubus of 15318 Hayworth Drive in the Belle Meade subdivision, stated her concerns of the development citing the increase of traffic levels. She stated the traffic is especially heavy on Tilden Road toward the 429 Expressway. Chairman Hawthorne informed Ms. Dubus of an upcoming construction of ramps to and from Stoneybrook off the 429 Expressway allowing easier access into her neighborhood.

General discussion ensued regarding the possibility of dedicated turn lanes.

**Motion by Gerald Jowers to recommend approval [of Ordinance 19-38 for 14908 & 14950 Tilden Road] with Staff Recommendations (as provided in the agenda packet). Seconded by Matt Matin and carried unanimously 6 – 0.**

**6. 30 N Park Avenue & S Park Avenue – 30 North Park LLC, FLU AMENDMENT/ PUD REZONING**

Urban Designer Carson stated that Staff requests this item be tabled to the next occurring Planning & Zoning Board meeting.

**Motion by Gabe Kotch to recommend tabling 30 N Park Avenue & S Park Avenue to the next Planning & Zoning Board meeting. Seconded by Gerald Jowers and carried unanimously 6 – 0.**

**VARIANCE (PUBLIC HEARING)**

**7. 428 S Main Street – Michael & Karen Torrez**

Planner II Resta presented a variance request for the 0.24 +/- acre property located at 428 S Main Street. The property is zoned R-2 with a Low Density Residential Future Land Use designation. The applicant is requesting the variance in order to construct a front porch at a 26-foot front yard setback in lieu of the minimum required 30-foot front yard setback. The front porch would be consistent with others in the neighborhood. Staff has reviewed the application, determined it meets the variance requirements, and recommends approval.

**Motion by Will Hawthorne to recommend approval of the variance [for 428 S Main Street]. Seconded by Steve Ambielli and carried unanimously 6 – 0.**

**8. 1611 High Hampton Court– James Futch**

Senior Planner Friedman presented a variance request for the 0.23 +/- acre property located at 1611 High Hampton Court. The property is zoned R-1 with a Low Density Residential Future Land Use designation and is developed with a single family home. The applicant is requesting the variance in order to construct an 8 x 12 shed at a 2-foot side and rear yard setback in lieu of the minimum required 5-foot side and rear yard setback and has received HOA approval and support from the neighbors. Because of the location of mature oaks, the best location for the shed is closer to the property line. Staff has reviewed the application, determined it meets the variance requirements, and recommends approval.

**Motion by Matt Matin to recommend approval [of the variance for 1611 High Hampton Court]. Seconded by Gerald Jowers and carried unanimously 6 – 0.**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:55 p.m. to the next meeting scheduled for October 7, 2019

**ATTEST:**

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Recording Secretary Kathleen Rathel

**APPROVED:**

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Chairman Will Hawthorne

(Signed by Vice-Chairman Matthew Matin)