



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
OCTOBER 1, 2018**

**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, Vice-Chairperson Rachel Saunders, and Board Members: Henry Haddock, Gerald Jowers, Gabriel Kotch, and Matthew Matin

**Absent:** Chris Lee (excused)

**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 September 10, 2018. Seconded by Matt Matin and carried unanimously 6 – 0.*

**CITY OF WINTER GARDEN CODE UPDATES (PUBLIC HEARING)**

**3. Ordinance 18-36: Comprehensive Plan Amendment**

Urban Designer Carson presented a proposal to amend several policies of the Future Land Use (FLU) Element of the City's Comprehensive Plan. The purpose of the amendments is to make the comp plan consistent with the City's recently adopted East Plant Street Character Area Ordinance. Changes include adding CAPUD (Character Area Planned Unit Development) as a zoning district consistent with several FLU designations and increasing the permissible floor area ratio and residential density by development bonus in the commercial and multi-use development Future Land Use categories. Staff has reviewed the proposal and recommends approval of Ordinance 18-36.

Board Member Saunders inquired if the FAR [floor area ratio] would allow for enough parking in the commercial areas. Ms. Carson replied the minimum parking requirements would still have to be met per code which is typically 3 per 1,000 for most commercial uses.

General discussion ensued regarding the new CAPUD zoning designation and it being specific to the East Plant Street Character Area. Also discussed were the transmittal requirements for the Comp Plan Amendment to the Florida Dept. of Economic Opportunity.

*Motion by Gabe Kotch to recommend approval [of Ordinance 18-36]. Seconded by Henry Haddock and carried unanimously 6 – 0.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:36 p.m. to the next meeting scheduled for November 5, 2018.

**ATTEST:**

**APPROVED:**

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**Recording Secretary Kathleen Rathel**

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**Chairperson Will Hawthorne**