



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
OCTOBER 7, 2019**

1. CALL TO ORDER

Vice-Chairman Matthew Matin 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: Vice-Chairman Matthew Matin, and Board Members: Steve Ambielli, Henry Haddock, Gerald Jowers, and Chris Lee

Absent: Chairman Will Hawthorne (excused) and Gabriel Kotch (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 Henry Haddock to approve the regular meeting minutes of September 9, 2019. Seconded by Gerald Jowers and carried unanimously 5 – 0.

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

3. Lakeview Road (Jane Lee) ANNEX/FLU AMENDMENT/REZONING

Senior Planner Friedman presented a request for annexation, future land use map amendment to City Low Density Residential, and rezoning from Orange County A-1 to City R-1 for the 0.28 +/- acre property located on Lakeview Road (Parcel ID #22-22-27-0000-00-115). The lot is 27 feet wide by 408 feet long, is undeveloped, and sits between the applicant's two properties to the south and the West Orange Trail to the north. The applicant is requesting annexation and rezoning in order to combine the property with the two adjacent lots to the south and build a single family home on each of the two lots in the future. Staff has reviewed the application and recommends approval of Ordinances 19-53, 19-54, and 19-55.

Motion by Chris Lee to recommend approval of Ordinances 19-53, 19-54, and 19-55 (for Lakeview Road). Seconded by Henry Haddock and carried unanimously 5 – 0.

4. 30 N Park Ave & S Park Ave (30 N Park LLC) FLU AMENDMENT/PUD REZONING

Urban Designer Carson presented a request for future land use map amendment for the 0.58 +/- acre property described as S Park Avenue as well as a request for rezoning this property and the adjacent 0.33 +/- acre property located at 30 N Park Avenue to PUD (Planned Unit Development). The S Park Avenue parcel currently has no Future Land Use designation and the applicant is requesting Medium Density Residential which is the same Future Land Use Designation as the 30 N Park Avenue. The applicant is proposing to develop 9 townhome units over two separate buildings. One building will contain 5 units

and the other building will contain 4 units. The development will include common recreation areas, a surface parking lot, sidewalks, and a stormwater retention area. Staff has reviewed the application and recommends approval of Ordinances 19-47 and 19-48.

Board Member Lee inquired about the results from the Community Meeting. Ms. Carson responded that there were a lot of people just wanting details of the layout and how many trees would be removed. There no major objections voiced at the meeting.

Board Member Haddock inquired if there were garages to go with each unit. Ms. Carson stated that each unit will have a two car garage located underneath the unit. Mr. Haddock asked how large the units were. Ms. Carson clarified that they are from two to four bedroom units. Mr. Haddock inquired about drainage and Ms. Carson responded that the property will be heavily re-engineered for stormwater drainage to a retention pond.

**Motion by Gerald Jowers to recommend approval [of Ordinances 19-47 and 19-48].
Seconded by Steve Ambielli and carried unanimously 5 – 0.**

5. 12920 & 12921 Reaves Road (CH Enterprises, LLC) Stoneybrook Senior Living ANNEX/FLU AMENDMENT/PUD REZONING

Urban Designer Carson presented a request for annexation, future land use map amendment from Rural to City Low Density Residential, and rezoning from A-1 & R-CE-2 to City PUD (Planned Unit Development) for the 10.75 +/- acre property located at 12920 and 12921 Reaves Road. The applicant proposes to develop a 3-story independent living building and a 2-story assisted living building with a combined total of 166 units. The site would also contain ten detached 2-car garages, recreation areas, and stormwater infrastructure. This item was presented at the July 8, 2019 Planning & Zoning Board Meeting but was tabled due to concerns voiced by adjacent property owners. Staff conducted a second meeting on August 13, 2019 with the adjacent residents where they voiced their concerns regarding the height of the buildings, the adequacy of the buffer, traffic, property values, and general concern that the proposed development was out of character with the surrounding area of single family residential homes on large lots. The concerns were relayed to the applicant who has been unable to completely resolve them. Due to ongoing concerns that the proposed project is out of character with the surrounding development, as well as the fact the applicant has not sufficiently addressed all of the projects potential impacts on the health, safety, and welfare of the surrounding residents, Staff recommends denial of Ordinances 19-26, 19-27, 19-28, 19-29, and 19-30.

The applicant, Angel de la Portilla, addressed the Board stating the entire team was present. The team consisted of Angel de la Portilla from Central Florida Strategies, a government consultant on real estate development projects, architect Walt Chancey and his assistant from Chancey Design Partnership, civil engineer Bill Burkett from Burkett Engineering, and owners Allan Bradley and Stacy Huber from The Huber Group. A presentation was given regarding the project (Exhibit A). Mr. de la Portilla stated the adjacent parcel was acquired for drainage. Their first meeting with City Staff was on March 1, 2018, went through project feasibility review in August of 2018, and an application was submitted in December of 2018. This followed with three DRC meetings and a community meeting. They had Staff's recommendation for approval at the July 8, 2019 meeting but agreed to table to address additional concerns. Mr. de la Portilla stated they were not invited to the August 13, 2019 meeting after which Staff changed their recommendation to denial.

Walt Chancey, architect from Chancey Design Partnership, explained they specialize in Senior Living projects throughout Florida. He described the project as a full service care

community that would consist of 65 assisted living units with 15 to 30 percent of them allowed for memory care in addition to 101 independent living units with three levels of continuing care. He spoke of the future market and need for continuing care facilities, stated this project would have a low impact on roads and schools, and the large buffer being left to separate the project from the residential area.

Bill Burkett, engineer from Burkett Engineering, spoke about the north buffer being approximately 145-foot wide and the west buffer being approximately 80-foot wide bordering wetlands, driveway to be moved further south to accommodate a neighbor, projected site traffic at 42 pm peak hour trips which is the same for a housing development, and the current stormwater site which currently discharges to the west and east. They will put some stormwater back into the wetlands to keep them hydrated after the water has been treated and the rest diverted to the retention area across the street.

Allan Bradley, one of the family member owners, explained the project site was sided by the elevated section of Highway 429, the Fowler Grove Mall and the Hospital, and residential projects. He made comparisons between this project and the Sonata West project.

Jeff Roberts, a resident at 12720 Dallington Terrace, spoke in opposition citing they would prefer a more residential focused development instead of the proposed project.

Darand Williams, a resident at 12960 Reaves Road, spoke in opposition due to the size and magnitude of the project stating, at 170,000 square feet, it is larger than a Target store.

Rick McDowell, a resident at 12709 Dallington Terrace, spoke in opposition citing his concerns regarding their property values, views of the development, and lighting.

Glenn Elliott, a resident at 12944 Reaves Road, spoke in opposition with same issues.

A letter from an absent resident was submitted in opposition of the project (Exhibit B).

The discussion continued regarding the neighborhood impact, permanent buffers, setback requirements of commercial versus residential, traffic issues, and size and scope of the proposed project. The applicants agreed to add a condition that the 145-foot buffer would remain intact through a conservation easement. They also discussed adding a walking path.

Motion by Gerald Jowers to recommend approval [of Ordinances 19-26, 19-27, 19-28, 19-29, and 19-30 for 12920 and 12921 Reaves Road].

Vice-Chairman Matin commented that the project was originally recommended for approval but was tabled. He wants to make sure the public has a chance to be heard.

Board Member Lee stated he believes the size and scope should be kept in mind.

Motion seconded by Henry Haddock with the condition the 145-foot buffer to the north remain and not be developed the motion carried 3 – 2 with Chris Lee and Steve Ambielli voting against.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:53 p.m. to the next meeting scheduled for November 4, 2019

ATTEST:

/S/

Recording Secretary Kathleen Rathel

APPROVED:

/S/

Chairman Will Hawthorne