



PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
NOVEMBER 4, 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, Gabe Kotch, and Chris Lee

Absent: none

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Senior Planner Shane Friedman, and recording secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of October 7, 2019. Seconded by Chris Lee and carried unanimously 7 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

3. 1380 E STORY ROAD AND 703 & 803 CARTER ROAD – MANHEIM ORLANDO

Staff requested the item be postponed to the December 2, 2019 Planning & Zoning Board meeting.

**Motion by Chris Lee to postpone [1380 E Story Road and 703 & 803 Carter Road].
Seconded by Gerald Jowers and carried unanimously 7 – 0.**

VARIANCE (PUBLIC HEARING)

4. 401 Florida Avenue – Ralph & Laura Placencia

Senior Planner Friedman presented a variance request for the 0.23 +/- acre property located at 401 Florida Avenue. The property is zoned R-2 with a Future Land Use designation of Low Density Residential and is developed with a single family home constructed in 1959. The applicant is requesting the variance in order to construct an attached garage to the rear of the home at an 8-foot side yard setback in lieu of the minimum required 15-foot side yard setback for corner lots. Staff has reviewed the application, determined it meets the variance requirements, and recommends approval subject to the conditions listed in the Staff Report.

Chairman Hawthorne inquired about the Staff conditions. Mr. Friedman stated the variance only applied to the proposed garage addition and not to any other portion of the home.

Board Member Haddock inquired if the shed was to be removed. Mr. Friedman said yes. Also discussed was the second access for the garage on Wilson Street.

Motion by Gabe Kotch to recommend approval of the variance for 401 Florida Avenue with Staff Recommendations (as provided in the agenda packet). Seconded by Henry Haddock and carried unanimously 7 – 0.

5. 15650 W Colonial Drive – A Waters Edge LLC (Dr. Alan Avriett’s Office)

Senior Planner Friedman presented a variance request for the 0.65 +/- acre property located at 15650 W Colonial Drive. The property is zoned C-2 with a Future Land Use designation of Commercial and is un-developed, however, the applicant has applied for Site Plan approval that is under review. The applicant is requesting the variance in order to construct a single story 4,960 square foot medical office building at a 16-foot front setback in lieu of the minimum required 50-foot front setback allowed on State Road 50. Staff encouraged the applicant to bring the building closer to State Road 50 to allow for greater pedestrian connectivity. Staff has reviewed the application, determined it meets the variance requirements, and recommends approval.

General discussion ensued regarding the setback, cross-access to the adjacent larger parcel, and if the setback could impact any future expansion of the Right-of-Way.

Motion by Matt Matin to recommend approval of the variance for 15650 W Colonial Drive. Seconded by Steve Ambielli and carried unanimously 7 – 0.

6. 234 N Lakeview Avenue – Mark & Karen Hausmann

Senior Planner Friedman presented a variance request for the 0.51 +/- acre property located at 234 N Lakeview Avenue. The property is zoned R-2 with a Future Land Use designation of Low Density Residential and is developed with a single family home constructed in 1920. The applicant is requesting the variance in order to replace an existing shed and construct a 16 x 12 foot shed at a 2-foot side yard setback in lieu of the minimum required 10-foot side yard setback. The home is located in the historic district and the applicant will have to receive Architectural Review and Historic Preservation Board (ARHPB) approval. Because the shed has been located at its current location for decades and the applicant must receive ARHPB approval, Staff recommends approval subject to the conditions listed in the Staff Report.

Board Member Haddock inquired if the applicant received HOA approval. Mr. Friedman stated the property is not in an HOA district but must receive ARHPB approval.

Board Member Matin inquired about the height requirement. Mr. Friedman clarified the peak could be 12 feet with a wall height of 9 feet.

Motion by Will Hawthorne to recommend approval of the variance for 234 N Lakeview Avenue with Staff Recommendations (as provided in the agenda packet). Seconded by Gerald Jowers and carried unanimously 7 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:41 p.m. to the next meeting scheduled for December 2, 2019

ATTEST:

APPROVED:

/s/

/s/

Recording Secretary Kathleen Rathel

Chairman Will Hawthorne