

**A SPECIAL MEETING MINUTES
PLANNING AND ZONING BOARD
JUNE 21, 2010**

CALL TO ORDER

Chairman Jerry Carris called the special meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. The invocation was given followed by the Pledge of Allegiance. The roll was called and a quorum was declared present.

MEMBERS PRESENT: Chairman Jerry Carris, Vice-Chairman James Gentry, Board Members: Mac McKinney, Mark Maciel, James Dunn, Rohan Ramlackhan, and Kent Horsley.

STAFF PRESENT: City Attorney Giffin Chamley, Planning Consultant Ed Williams, Community Development Director Tim Wilson, Principal Planner Bill Wharton, Planner Brandon Byers, Planner Regina McGruder, and Planning Technician Lorena Blankenship.

Ordinances

1. **Ordinance 10-19, amending the Comprehensive Plan of the City of Winter Garden**

Principal Planner Bill Wharton presented the Board with a request for approval of Ordinance 10-19, amending the Comprehensive Plan of the City of Winter Garden, to be known as "City Plan 2020". Mr. Wharton stated that on March 1, 2010, the Planning and Zoning Board recommended approval of Ordinance 10-19. Subsequently, at their March 11, 2010 the Commission authorized Staff to transmit the amendments to the City's Comprehensive Plan to the Florida Department of Community Affairs for review. These amendments updated the Plan to a new Horizon Year of 2020, included the Evaluation and Appraisal Report (EAR) based amendments, included the Dense Urban Area and Transportation Concurrency Exception Area designations, and policies addressing greenhouse gas emission reduction as required by House Bill 697 (2008). The City transmitted the Comprehensive Plan to the Department of Community Affairs (DCA) and other

reviewing agencies shortly after the Commissions transmittal hearing. On May 21, 2010 the DCA issued an Objections, Recommendations, and Comments (ORC) Report outlining those parts of the proposed changes to the City's Comprehensive Plan that DCA believes is inconsistent with the State Comprehensive Plan and Chapter 163 of the Florida Statutes (FS). While DCA found the majority of the amendments to the City's plan consistent with the State Plan and Florida Statutes, DCA did raise objections in the following areas: the City's designation of the land that qualifies as a Dense Urban Land Use (DULA), the City's proposed Mobility Plan, and the City's policies regarding the protection and conservation of wetlands. City Staff has reviewed these objections, revised the Mobility Plan and made the necessary revisions to the appropriate Goals, Objectives, and Policies of the City's Plan that should satisfy the objections raised by the DCA. City Staff also made amendments to the Plan not relating to the ORC Report. The first of these amendments is to update policies in the Public Schools Facilities Element to reflect policies adopted by the Orange County School Board and based on an amendment to the school interlocal agreement entered into by the School Board, Orange County, and the municipalities within the county relating to the level of service standards for schools. After approval and adoption of the Ordinance by the City Commission, the City will retransmit the entire Comprehensive Plan to DCA for their final review. DCA will determine if the Comprehensive Plan is consistent with the State Plan and Chapter 163 FS and issue their Notice of Intent to find the Plan in compliance, or not in compliance, within 45 days.

The Board Members, Planning Consultant Williams, and Principal Planner Wharton discussed several items included in the Objections, Recommendations, and Comments City Response Report.

Motion by Kent Horsley to recommend approval of Ordinance 10-19, amending the Comprehensive Plan of the City of Winter Garden. Seconded by James Gentry the motion carried 7-0.

2. Ordinance 10-20, amending the Future Land Use Map of the Winter Garden Comprehensive Plan

Planner Brandon Byers presented the Board with a request for approval of Ordinance 10-20, amending the Future Land Use Map of the Winter Garden Comprehensive Plan to, in part implement the Future Land Use Element of City Plan 2020 by changing the future land use designation of approximately 1,880.44 acres of real property located throughout the City of Winter Garden. Mr. Byers stated that in order

to implement the Future Land Use Element of City Plan 2020, the City proposes to amend the future land use designation of various properties throughout the City. Many of these properties are located within the defined Activity Centers, while others

are either properties that were annexed but never given a City Future Land Use designation or properties that do not match the existing or future conditions envisioned by the City. City Staff has made minor changes to the maps from what the Commission approved at their March 11, 2010 meeting. These changes included additional property that was annexed into the City after the City originally transmitted the Ordinance to the Department of Community Affairs in March. In addition, the City is amending approximately 27 acres of property adjacent to Lulu Creek and Plant Street to institutional, industrial, and commercial. The final breakdown of the amended properties is as follows:

- Residential Neighborhood Commercial - 31.69 acres
- Institutional - 371.34 acres
- Conservation - 43.11 acres
- Traditional Downtown - 65.87 acres
- Urban Village - 642.73 acres
- Multi Office Industrial - 235.85 acres
- Low Density Residential – 122.66 acres
- Multi Use Development - 253.53 acres
- Suburban Residential - 77.23 acres
- Commercial - 26.73 acres
- Industrial – 9.70 acres

The descriptions, including the density limitations and density bonuses, are found within the Goals, Objectives, and Policies of the Future Land Use Element. Staff recommends approval of Ordinance 10-20, amending the Future Land Use Map of the Winter Garden Comprehensive Plan to, in part implement the Future Land Use Element of the City Plan 2020 by changing the future land use designation of approximately 1,880.44 acres of real property located throughout the City of Winter Garden.

Motion by Kent Horsley to recommend approval of Ordinance 10-20, amending the Comprehensive Plan of the City of Winter Garden. Seconded by James Gentry the motion carried 7-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 p.m.

APPROVED:

ATTEST:

Chairman Jerry Carris

Planning Technician Lorena Blankenship