



**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
JANUARY 7, 2013**

1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Chairman James Gentry 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. The invocation was given followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present at 6:30 p.m.

MEMBERS PRESENT:

Chairman James Gentry, Board Members: James Dunn, Kent Horsley, Mark Maciel, Mac McKinney, Rohan Ramlackhan, and Eric Weiss.

MEMBERS ABSENT/ARRIVED LATE:

None

STAFF PRESENT:

City Attorney(s) Kurt Ardaman, Community Development Director Ed Williams, Senior Planner Stephen Pash, and Planning Technician Corrina Williams.

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held November 26, 2012.

Motion by Kent Horsley to approve the November 26, 2012 minutes, seconded by James Dunn, the motion carried unanimously 7-0.

VARIANCE(Public Hearing)

4. 500 S. Dillard Street – (Toole Asma LLC – Ace Hardware)

Senior Planner Steve Pash presented a variance request from the City's noise ordinance to allow commercial deliveries to continue between 9:00 pm and 7:00 am. The applicant has submitted information to show these activities have occurred for the past 18 years during this same time. Staff has no record of any complaints over the past 18 years. A recent complaint

has initiated this variance request. Staff is recommending approval of the variance and feels the activity does not negatively affect the neighborhood, and this activity has occurred there for 18 years without incident. The owner has also taken additional steps to reduce the noise and the variance is not out of character with the surrounding properties. Properties in this area all have a commercial land use designation, including the residential neighborhood to the west. These properties are transitioning into commercial uses and carry the land use designation of neighborhood commercial. Strict compliance with the land development regulations will not further any City objectives and granting of the variance is consistent with the future land use and comprehensive plan. Staff believes this is the minimum variance to make reasonable use of the property.

Citizen, Paul Anderson, 412 S. Woodland Street, Winter Garden, FL 34787 – made a statement advising the board he was the citizen who filed the complaint and has since talked with the owners of the property and is satisfied with the arrangements and changes being made to reduce the noise and no longer opposes the variance request.

Applicant, Walter Toole, 500 S. Dillard Street, Winter Garden, FL 34787 – made a statement advising the board of his intentions to work with Mr. Anderson and provided a summary of changes already put in place at the store to modify activities and reduce noise from deliveries.

Motion by James Dunn to approve the noise variance request at 500 S. Dillard Street with staff recommendations (Attached Exhibit “A”). Seconded by Kent Horsley, the motion carried unanimously 7-0.

SPECIAL EXCEPTION PERMIT (Public Hearing)

5. 12788 W. Colonial Drive (12792 W. Colonial Dr. Ste 140)–(TD Fabrication, Inc)

Senior Planner Steve Pash presented a special exception permit request to allow manufacturing in a C-2 zoning district. Staff is recommending approval of the special exception permit with the following conditions; no outdoor work is allowed; no outdoor storage is allowed; and no display or sale of merchandise is allowed.

General discussion with Board and Staff to clarify the conditions listed in the summary of the staff report to include all three conditions.

Motion by Kent Horsley to approve the special exception permit for the property at 12792 W. Colonial Drive, Suite 140, for TD Fabrication, Inc. with staff recommendations (Attached Exhibit “B”). Seconded by James Dunn, the motion carried unanimously 7-0.

6. 12788 W. Colonial Drive (12792 W. Colonial Dr. Ste 180)–(Find Autos Free LLC)

Senior Planner Steve Pash presented a special exception permit request to allow automobile service in the C-2 zoning district. The company is an auto wholesaler and will use this particular suite to perform detailing work with no sales or other services at this location. Staff is recommending approval of the special exception permit to allow the detailing automobile service with the following conditions; no outdoor work is allowed; no outdoor storage of

vehicles or any other materials is allowed; and no display or sale of vehicles or merchandise is allowed at this facility.

General discussion with Board and Staff to clarify the condition that the vehicles must be stored indoors and detailing services performed are also required to be done indoors.

Motion by Mac McKinney to approve the special exception permit for the property at 12792 W. Colonial Drive, Suite 180, with staff recommendations (Attached Exhibit "C"). Secoded by Eric Weiss, the motion carried unanimously 7-0.

PRELIMINARY & FINAL PLAT(S)

7. Covington Chase Phase 2B – 25.2 +/- Acres (JTD Land at Covington Chase, LLC)

Community Development Director Ed Williams presented the final plat for Covington Chase Phase 2B, which was approved at the November 26, 2012 Planning and Zoning Board meeting, for re-approval due to the developer selling off lots to the builder for model homes prior to the approval of the final plat. All the agreements and documents associated with the Final Plat have been corrected and revised to account for the sale of those lots. Staff recommends approval of the final plat.

Motion by James Gentry recommending approve the reconsideration of final plat of 44 lots Covington Chase Subdivision with Staff Recommendations (Attached Exhibit "D"). Secoded by Rohan Ramlackhan, the motion carried unanimously 7-0.

ANNEXATION, REZONING, FUTURE LAND USE MAP AMENDMENT (Public Hearing)

8. 14288; 14350; 14362 Siplin Road (Hanover Capital Partners, LLC)

Senior Planner Stephen Pash presented a voluntary annexation application for approximately 35 acres consisting of three parcels located at 14288, 14350, and 14362 Siplin Road. The applicant has requested voluntary annexation and will submit for zoning and future land use at a later date and will be required to participate in a fair share agreement on the widening of SunRidge Boulevard and utility relocation. The applicant is proposing a subdivision for this property which will go through a planned development. City Staff recommends approval of Ordinance 13-05.

Motion by Eric Weiss to recommend the approval of annexation of 14288; 14350; 14362 Siplin Road – Annexation - Ordinance 13-05, with staff recommendations (Attached Exhibit "E"). Secoded by James Dunn, the motion carried unanimously 7-0.

9. 12900 Roper Road (Oaks of Winter Garden, The)

Senior Planner Stephen Pash presented a voluntary annexation application for the property located at 12900 Roper Road. The applicant has requested voluntary annexation with the future land use designation of low density residential and a zoning designation of R-1B the owner plans to sell the property to a developer and the developer will propose a new

subdivision in the near future. City Staff recommends approval of Ordinance 13-01; 13-02 and 13-03.

Motion by Kent Horsley to recommend the approval of 12900 Roper Road with parcel Id# 36-22-27-0000-00-011 - Annexation – Ordinance 13-01, Future Land Use Amendment – Ordinance 13-02, and Rezoning – Ordinance 13-03, with staff recommendations (Attached Exhibit “F”). Seconded by Mark Maciel, the motion carried unanimously 7-0.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:56 p.m.

APPROVED:

ATTEST:


Chairman James Gentry


Planning Technician Corrina Williams

EXHIBIT "A"

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 3, 2013
SUBJECT: VARIANCE
500 S. Dillard Street (1.07+/- ACRES)
PARCEL ID # 23-22-27-8576-01-010

APPLICANT: Asma Toole, LLC

INTRODUCTION

The purpose of this report is to evaluate the request for a variance to the noise ordinance for property located at 500 South Dillard Street in Winter Garden, Florida. The request is to allow commercial deliveries during the night which create noise levels that exceed the maximum allowed between 9:00 p.m. and 7:00 a.m. If approved, this variance will allow commercial deliveries at Ace Hardware between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday to continue.

The subject property, located on South Dillard Street is approximately a 1.07± acre lot at the intersection of South Dillard Street and East Vining Street. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



P&Z : PH12-049

The applicant is requesting a variance to Section 38-156. Maximum permissible sound level limits to allow commercial deliveries to the business between the hours of 9:00 p.m. and 7:00 a.m. The subject property carries the zoning designation C-2 (Arterial Commercial District) and is designated COM (Commercial) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property presently consists of a 10,400 square foot commercial building (Ace Hardware).

ADJACENT LAND USE AND ZONING

The adjacent properties to the north of the subject site are developed with single-family homes and offices with R-2 and C-3 zoning designation. The properties to the west are single-family residential homes with R-2 zoning designation. The properties to the south and east are developed as commercial/office uses, with C-2 zoning designation and the future land use designation of COM (Commercial). All of the surrounding properties that carry the R-2 zoning designation have a future land use of RNC (Residential Neighborhood Commercial). The commercial land use was put in place working with the surrounding neighborhood, because the area is expected to be developed with commercial uses.

PROPOSED USE

The applicant is requesting a variance to the noise ordinance to be able to continue getting deliveries at the same time as they indicate has occurred for the last 18 years. The application includes a letter from the Ace Hardware Corporation stating that the deliveries to the Store located at 500 South Dillard Street, Winter Garden Florida has been done at 3:00 a.m. for the past 18 years.

CODE REFERENCE

Sec. 38-156 (a) of the City Code of Ordinances addresses maximum permissible sound level limits. This section states in part that the maximum permissible sound level at the receiving property shall not exceed 55 dBA from 9:00 p.m. – 7:00 a.m. when the receiving property is a single-family residential dwelling lot.

The applicant is seeking a variance to the maximum permissible sound level to allow commercial deliveries between 9:00 p.m. and 7:00 a.m. Typically these deliveries happen around 3:00 a.m. as indicated in the letter from Ace Hardware Corporation, which was submitted with the application (attached).

CODE REQUIREMENTS /CRITERIA

Code Requirements/Criteria:

Section 38-165 of the City Code allows variances to the noise ordinance to be requested.

Section 118-131 of the City Code that relates to the review criteria states that, "A variance may be granted from land development regulations by the planning and zoning board if the planning

P&Z : PH12-049

and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (a) *Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

A recent complaint about the noise has brought the delivery activities to our attention and required the owner to submit for this variance. The property owner has provided a letter from the Ace Hardware Corporation stating that deliveries have occurred at this time and location for the last 18 years. During that time, staff did not receive any complaints concerning noise. The owner has also submitted a letter outlining additional steps that they have taken to reduce their impact on the surrounding properties. Based on this, staff believes that there should not be any negative impact or interference with the reasonable enjoyment of adjacent or nearby property owners as there have not been any previous complaints and the owner has taken additional steps to make less noise.

- (b) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance allows a delivery service to continue at the same time as it has happened for the last 18 years. The surrounding properties are either zoned for commercial use or carry a Future Land Use (FLU) designation that allows conversion to commercial uses. With these uses or ability to change use on the surrounding properties, the proposed delivery time is not out of character with other properties and is consistent with those in the same zoning category.

- (c) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City’s land development regulations will not further any legitimate City objective. Based on the information provided by the applicant, this request is consistent with what has occurred at this business for the past 18 years.

- (d) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City’s Comprehensive Plan relating to commercial development. The surrounding area is either zoned for commercial uses or has a Future Land Use (FLU) designation of Residential Neighborhood Commercial. The surrounding FLU was put in place based on the request and support of the property owners in this neighborhood. It is expected that this area will be redeveloped with commercial type uses.

- (e) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

P&Z : PH12-049

The variance requested is the minimum variance that will make reasonable use of the land. The property owner has supplied a letter from the delivery company showing that the deliveries have occurred at this time for the last 18 years and they have made changes to the way they unload their truck to be sure they make the least noise/impact to the surrounding area. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of the variance to Section 38-156 (a) to allow noise that exceeds the maximum permissible sound limits between the hours of 9:00 p.m. and 7:00 a.m. subject to the following conditions:

1. Deliveries can only occur two times per week.
2. Staff unloading the truck shall be trained to be aware of the surrounding neighborhood. All effort shall be made to make the least noise possible.
3. Any material that can be unloaded by hand shall be unloaded by hand.
4. The fork lift can only be used to unload the truck.
5. Once material has been taken off of the truck, all movement of the material needs to be done using pallet jacks.

ATTACHMENTS

- Aerial Photos
- Loading Area Plan
- Site Photos
- Letter from Ace Hardware

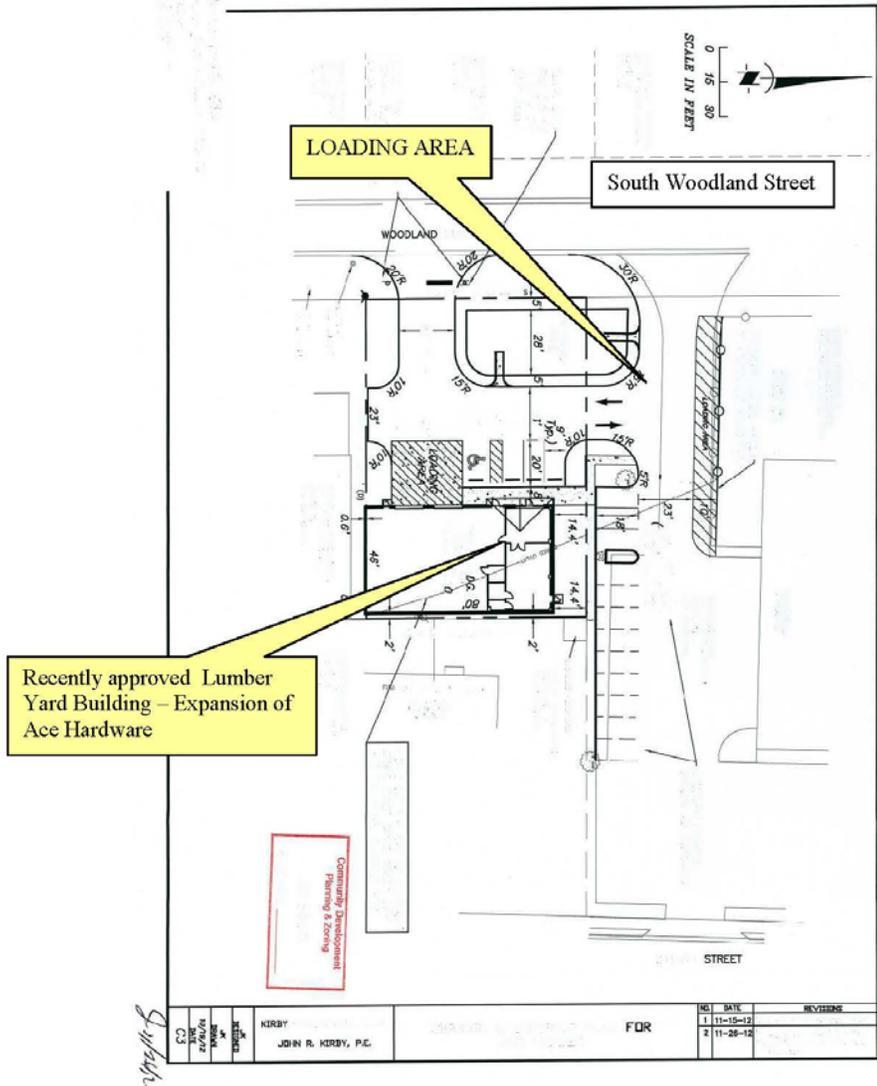
AERIAL PHOTO
500 South Dillard Street



LOCATION OF COMPLAINT

P&Z : PH12-049

LOADING AREA PLAN
500 South Dillard Street



P&Z : PH12-049

SITE PHOTOS
500 South Dillard Street

View of Loading Area



View of Loading Area Looking West from South Dillard Street



P&Z : PH12-049



Site Photos
500 South Dillard Street

View of Loading Area Looking East from South Woodland Street



P&Z : PH12-049

Site Photos
500 South Dillard Street

Views of Surrounding Neighborhood



P&Z : PH12-049



END OF STAFF REPORT

P&Z : PH12-049

EXHIBIT “B”

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

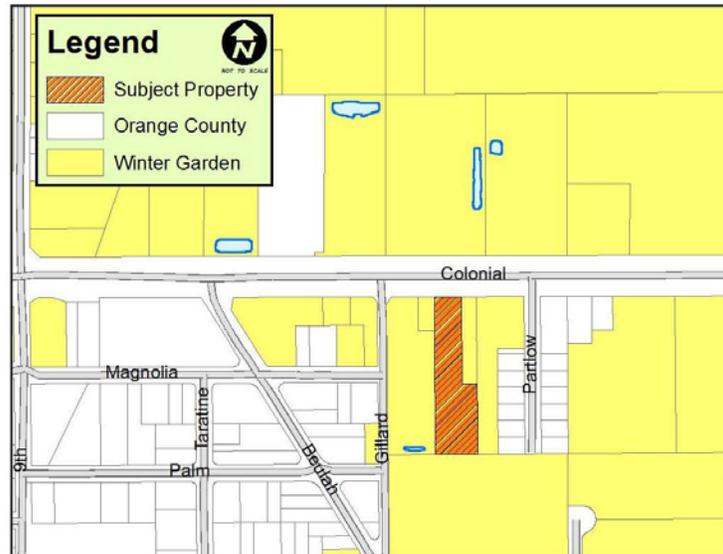
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 4, 2013
SUBJECT: SPECIAL EXCEPTION PERMIT
12792 West Colonial Drive, Suite 140 (TD Fabrication, Inc.)
PARCEL ID # 12-22-27-6496-23-005

APPLICANT: TD Fabrication, Inc.

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 12792 West Colonial Drive, Suite 140 and is approximately 1.66 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant is requesting a Special Exception to allow for the use of a manufacturing facility in a C-2 zoning district. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation C-2, and is within the West State Road 50 Overlay. The subject property is designated Commercial on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property contains approximately 72,108 square feet of building area in two buildings. The front building is used as a Pawn Shop and was recently approved for a Special Exception to allow automobile sales. The building in the back (where the current use is proposed) contains five suites ranging in size from 1,500 square feet to 2,500 square feet. Currently there are no tenants in the back building.

ADJACENT LAND USE AND ZONING

The properties located to the north contain an RV sales facility, a gas station, and a retirement home, are zoned C-2 and in the City. The property located to the east is developed with a car wash and zoned C-2 in the City. The property to the south is vacant, zoned C-2 in the City. The property to the west is a wood working mill/manufacturing business and zoned I-1 in the City.

PROPOSED USE

The property was recently sold and the new owner is pursuing businesses to move into the vacant building. There are currently two applications for Special Exception to operate businesses within this building which are appropriate for the way the building was constructed, but require Special Exception to be allowed in the C-2 zoning district. The applicant proposes to use the 2,500 square foot suite as a manufacturing facility to complete manufacturing work on plastic tanks that are typically installed on recreational vehicles. The tanks range in size from 10 gallons to 140 gallons, are made at another facility in Ocoee, then brought to this location where the owner will install fittings and fasteners. After the fittings and fasteners are installed, the tanks are taken to another location to be installed.

While Section 118-580 prohibits manufacturing in the C-2 zoning district, Section 118-579 allows a Special Exception for other uses which the Planning and Zoning Board determines are the type and intensity of activity desired in the C-2 zoning district. The type of manufacturing proposed at this facility will not generate excessive noise or have materials stored outside, and will have a minimal impact to the surrounding area. Due to the type of manufacturing being proposed, staff recommends allowing the proposed use through the Special Exception Permit.

SUMMARY

City Staff recommends approval of the manufacturing facility, with the following conditions:

- No outdoor work of any type can be done on this property.
- No outdoor storage of any materials.

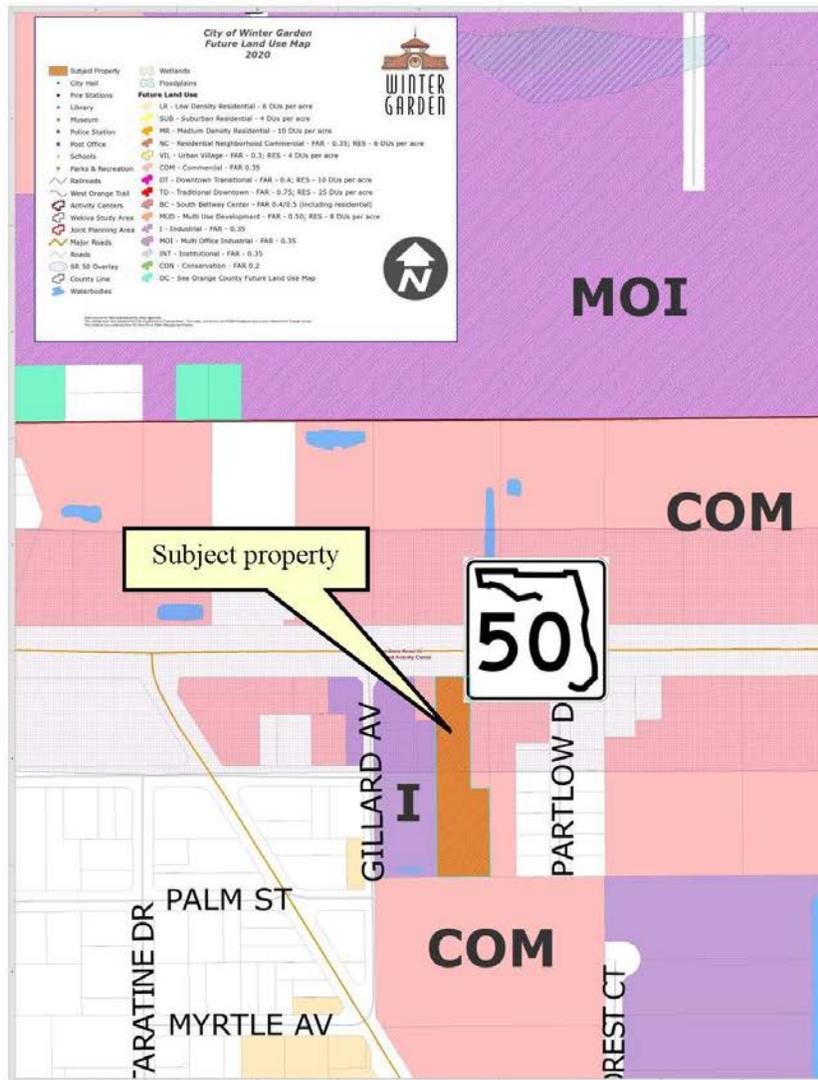
- No display or sale of any merchandise can occur at this facility.

MAPS/EXHIBITS

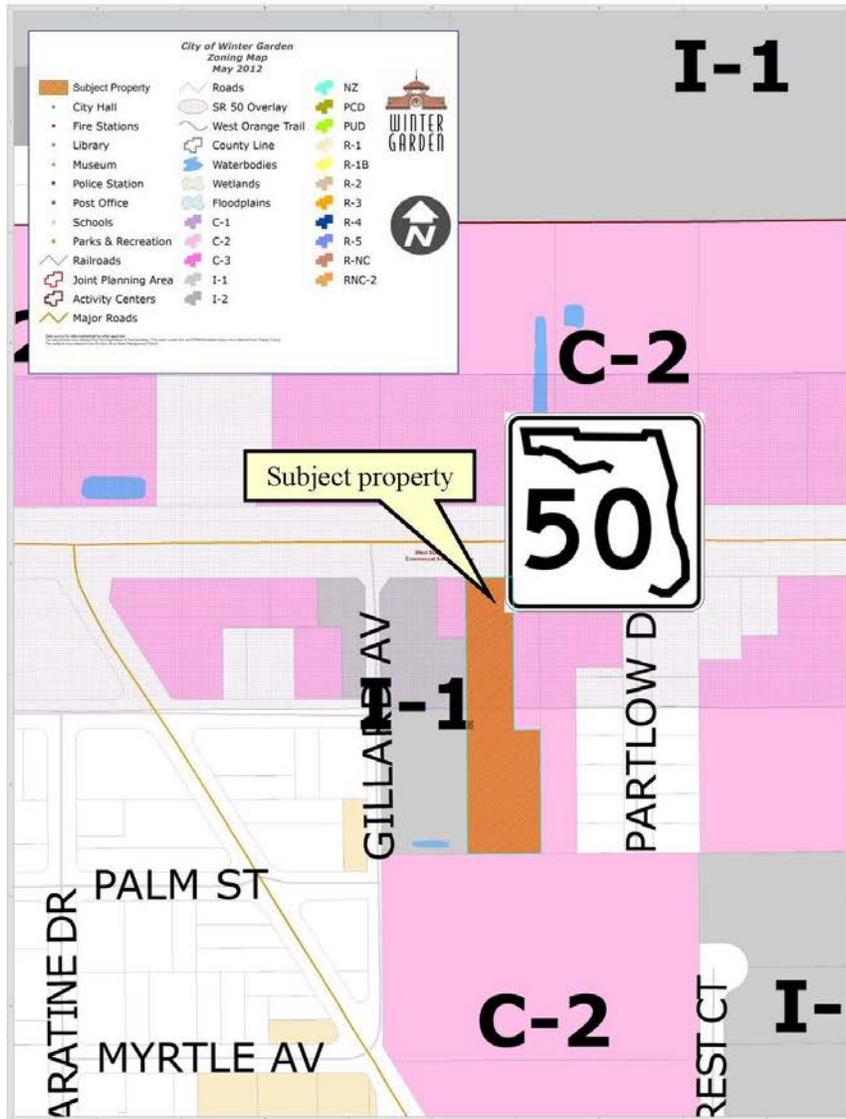
**AERIAL PHOTO
12792 W. Colonial Drive**



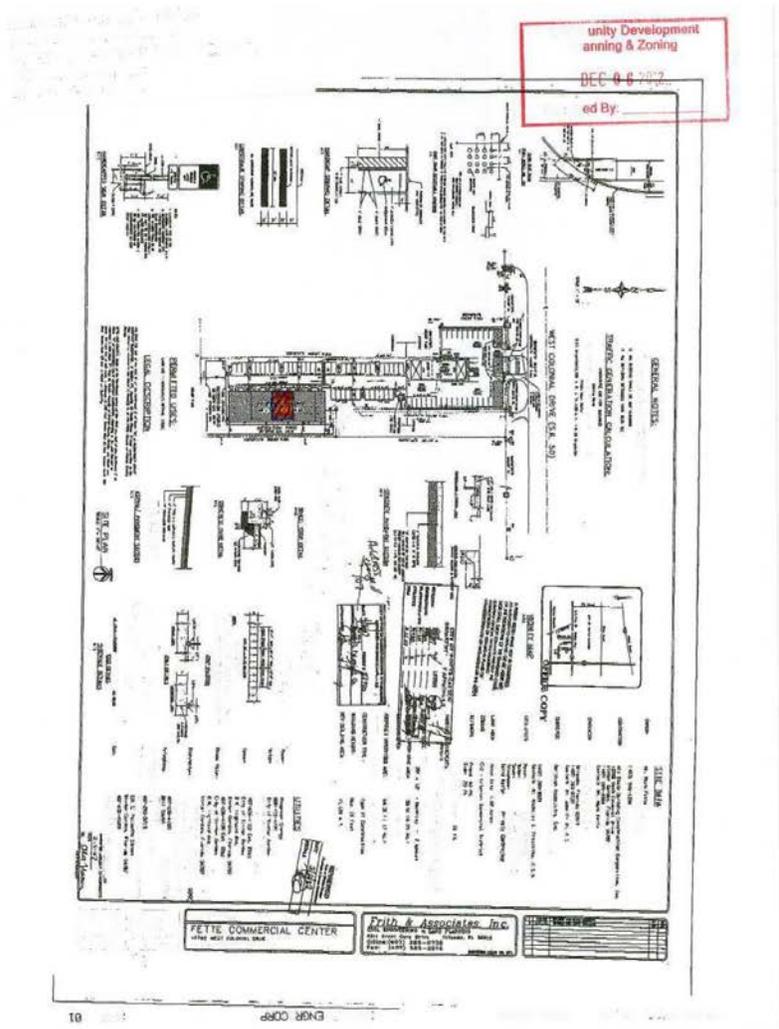
**FUTURE LAND USE MAP
12792 W. Colonial Drive**



ZONING MAP
12792 W. Colonial Drive



**PROPOSED SITE PLAN
12792 W. Colonial Drive**



END OF STAFF REPORT

EXHIBIT “C”

**CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION**

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

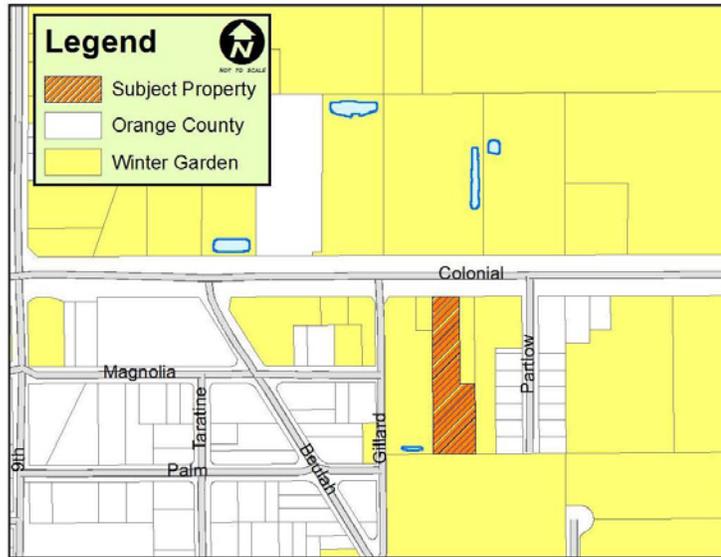
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: JANUARY 4, 2013
SUBJECT: SPECIAL EXCEPTION PERMIT
12792 West Colonial Drive, Suite 180 (Find Free Autos, LLC)
PARCEL ID # 12-22-27-6496-23-005

APPLICANT: Find Free Autos, LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 12792 West Colonial Drive, Suite 180 and is approximately 1.66 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional limits:



The applicant is requesting a Special Exception to allow an auto service facility in a C-2 zoning district. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation C-2, and is within the West State Road 50 Overlay. The subject property is designated Commercial on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property contains approximately 72,108 square feet of building area in two buildings. The front building is used as a Pawn Shop and was recently approved for a Special Exception to allow automobile sales. The building in the back (where the current use is proposed) contains five suites ranging in size from 1,500 square feet to 2,500 square feet. Currently there are no tenants in the back building.

ADJACENT LAND USE AND ZONING

The properties located to the north contain an RV sales facility, a gas station, and a retirement home, are zoned C-2 and in the City. The property located to the east is developed with a car wash and zoned C-2 in the City. The property to the south is vacant, zoned C-2 in the City. The property to the west is a wood working mill/manufacturing business and zoned I-1 in the City.

PROPOSED USE

The property was recently sold and the new owner is pursuing businesses to move into the vacant building. There are currently two applications for Special Exception to operate businesses within this building which are appropriate for the way the building was constructed, but require Special Exception to be allowed in the C-2 zoning district. The applicant owns an automobile wholesale business which purchases and sells vehicles through the Florida Auto Auction in Ocoee. The applicant is requesting Special Exception to use this 2,500 square foot suite as an automobile service facility. The code allows for automobile sales and service facilities through Special Exception. The proposed business in Suite 180 is to detail vehicles then sell them at the auction. As proposed, staff believes this type of activity (detailing cars) is consistent with the surrounding area and will not have a negative impact on the area.

SUMMARY

City Staff recommends approval of the proposed automobile service facility with the following conditions:

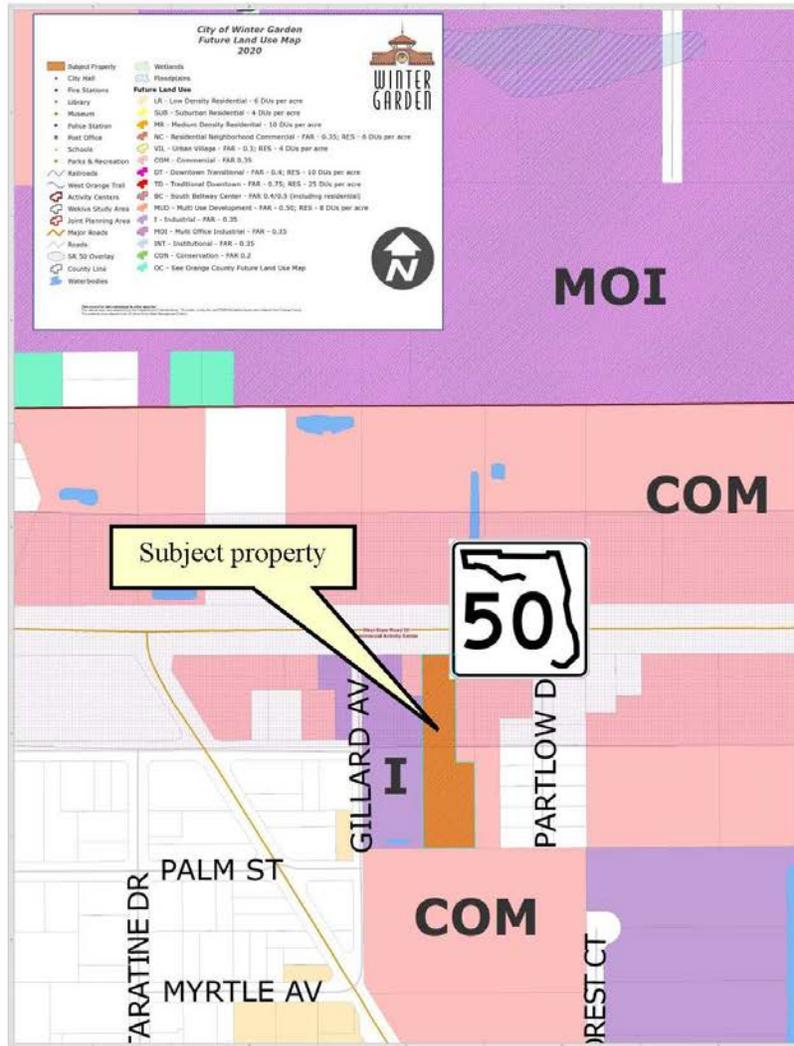
- All work (detailing) shall be done inside.
- No outdoor storage of any vehicles or materials.
- No automobiles can be displayed or sold at this facility.

MAPS/EXHIBITS

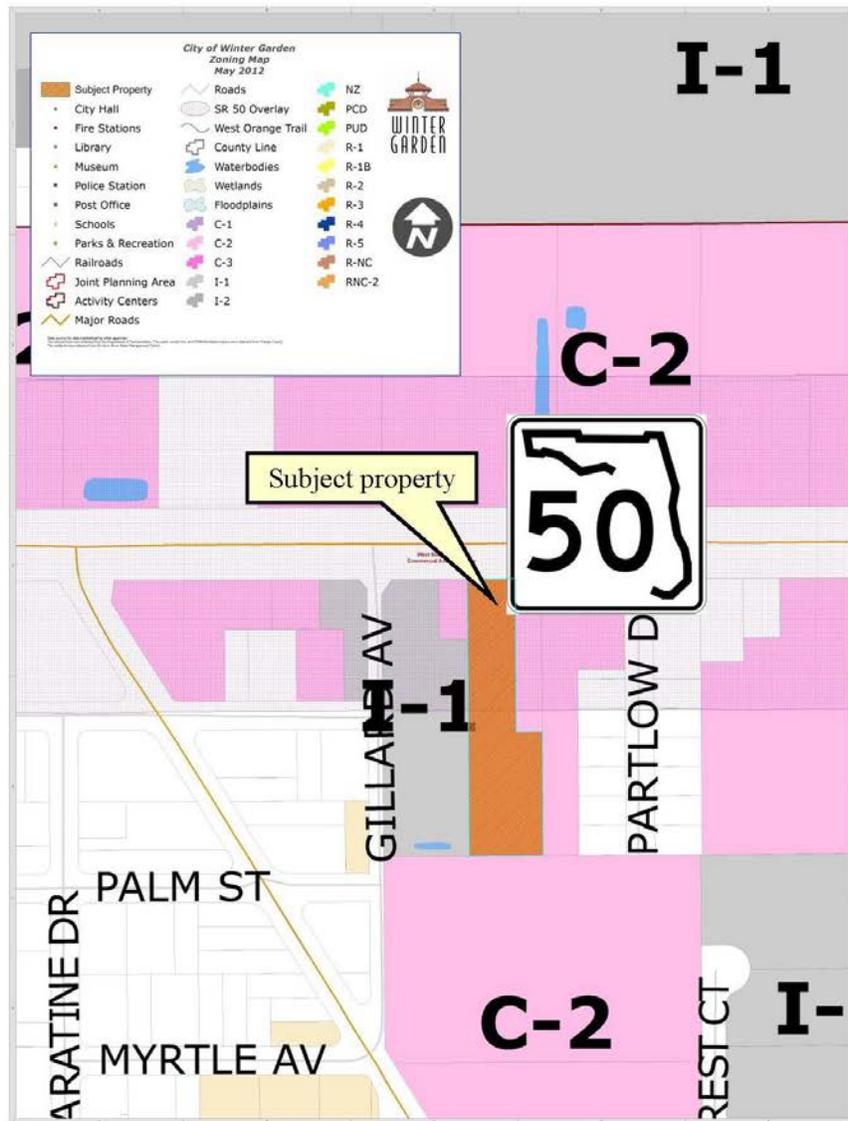
AERIAL PHOTO
12792 W. Colonial Drive



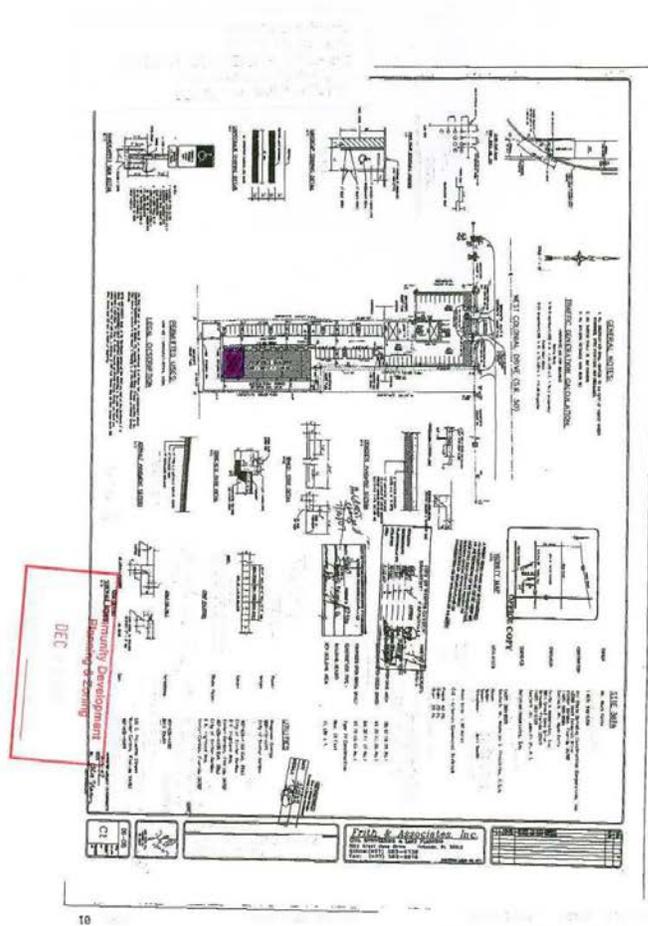
**FUTURE LAND USE MAP
12792 W. Colonial Drive**



ZONING MAP
12792 W. Colonial Drive



**PROPOSED SITE PLAN
12792 W. Colonial Drive**



END OF STAFF REPORT

EXHIBIT "D"

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2013
SUBJECT: FINAL PLAT
Covington Chase Phase 2B (25.2+/- ACRES)
PARCEL ID # 13-22-27-1793-00-008

APPLICANT: JTD Land at Covington Chase, LLC.

INTRODUCTION

The purpose of this report is to evaluate the proposed Final Plat of a portion of Covington Chase phase 2 for compliance with the Preliminary Plat for the Covington Chase Property, the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property located north of E Division Street and south of East Crest Avenue in the Covington Chase PUD subdivision is a 25.2± acre portion of the 114.86 ± acre Covington Chase PUD subdivision. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting approval of Final Plat of the 25.2± acre property to be platted as the Covington Chase Phase 2B for 44 single family residential lots. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD (Planned Unit Development) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan. The applicant requests to plat Phase 2 of the project in 2 phases (Phase 2A and Phase 2B). The 25.2± acre site proposed for Final Plat encompasses the entire Phase 2 future development tract of the 114.86+/- acres Covington Chase PUD subdivision, however only 44 lots will be platted through this Final Plat as Phase 2B and an additional 42 lots will be submitted for Final Plat at a later date as Phase 2A.

EXISTING USE

The 114.86± acre Covington Chase PUD subdivision has been partially platted; Phase 1 was platted as Covington Park and contained 177 single family residential lots on approximately 71.5± acres. The remaining 71.4 ± acres of unplatted land are proposed to be platted in multiple phases; the 25.2 ± acre portion of the remaining unplatted land that is located just south of East Crest Avenue is the subject area of the proposed Final Plat and is proposed to be platted for 44 single family residential lots as Covington Chase Phase 2B.

ADJACENT LAND USE AND ZONING

The properties located to the north of the subject property are made up of single family residential homes within subdivisions zoned R-1 (Glenview Estates and Garden Heights). The subject property abuts another R-1 zoned single family residential subdivision on the south and west side (Oak Glen). The properties located to the east of the subject property are part of Phase 1 of the Covington Chase PUD subdivision.

PROPOSED USE

The applicant proposes to plat the 25.2± acre site to construct 44 single family residential homes as Covington Chase Phase 2B.

PUBLIC FACILITY ANALYSIS

The Covington Chase PUD subdivision was approved for 345 single family residential lots to be developed in multiple phases. Infrastructure in the form of roads, water, sewer, and reclaimed water systems have been installed to support the approved subdivision.

SUMMARY

City Staff recommend approval of the proposed Final Plat for Covington Chase Phase 2B.

Staff has coordinated with the applicant to ensure that the Final Plat is consistent with the Code of Ordinances regarding Final Plat approval, the property specific PUD Zoning Ordinance and the approved Preliminary Plat. Additionally, staff have worked with the applicant to address concerns related to the subdivision wall located on the north side of the subject property along East Crest Avenue. Due to the ground elevation and location of the existing wall, the applicant has agreed to relocate the existing wall to provide for proper screening/buffering upon development of Phase 2A which will be the remaining portion of Phase 2 after recording of the Final Plat for the subject property.

MAPS

**AERIAL PHOTO
COVINGTON CHASE PHASE 2B**



FUTURE LAND USE MAP
Covington Chase Phase 2B

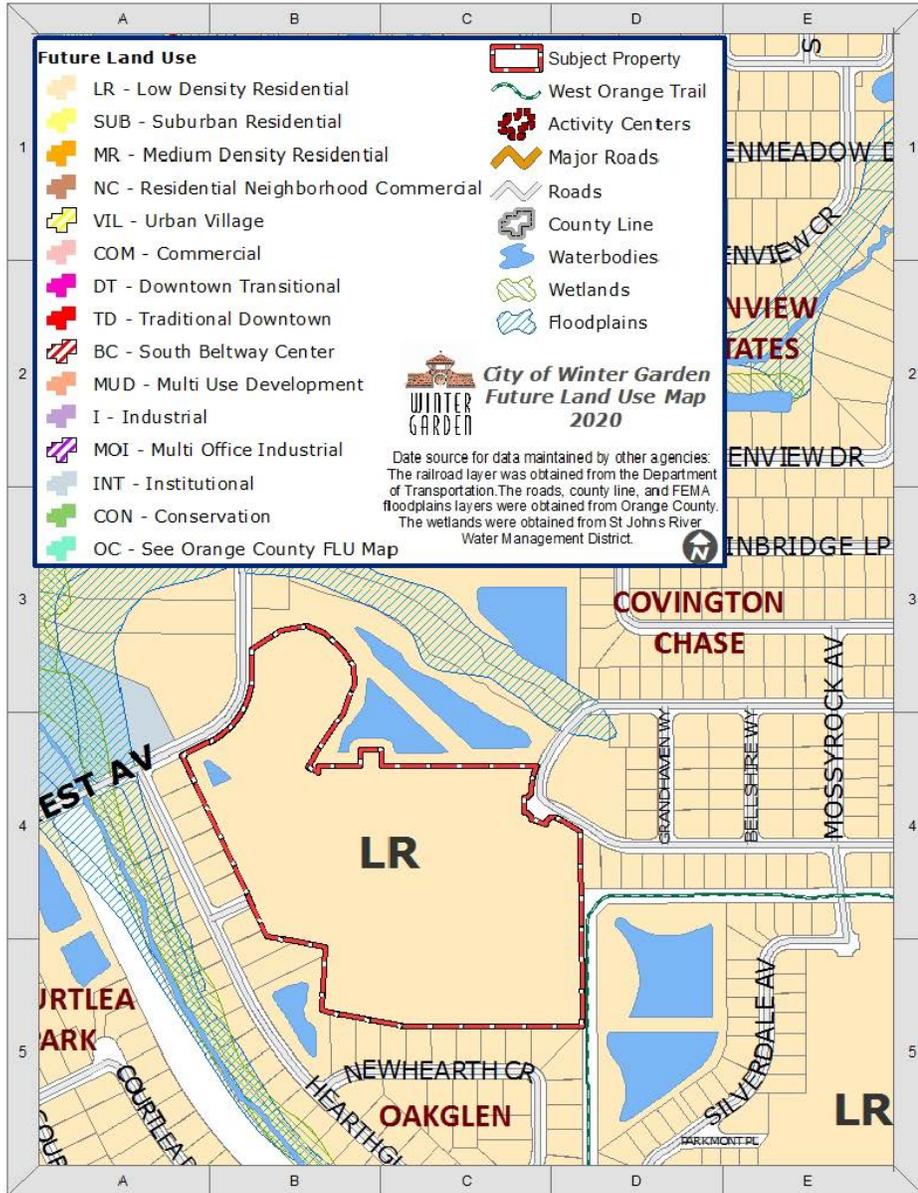


EXHIBIT “E”

**CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION**

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: JANUARY 2, 2013
SUBJECT: ANNEXATION
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)
PARCEL ID #: 34-22-27-0000-00-007, 34-22-27-0000-00-008
& 34-22-27-0000-00-029
APPLICANT: Eric J. Poole, George H. and Muriel Gemeiner Family Trust & Solomon Family Irrevocable Trust.

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 14288, 14350 & 14362 Siplin Road and is approximately 35.176 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional limits:



The applicant has requested annexation of the subject property located at the southwest corner of Siplin Road and Sunridge Boulevard into the City of Winter Garden. The subject property is bordered on the north, east and west sides by properties which are within the City of Winter Garden and to the south by land located in Unincorporated Orange County.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is primarily vacant unimproved land; however there is one existing single family residential structure located on the portion of the property addressed at 14362 Siplin Road. Additionally, the properties addressed at 14288 & 14362 contain wetlands which total approximately 3.63 acres.

ADJACENT LAND USE AND ZONING

The property located to the north of the subject property is the new school site of Sunridge Middle School and Sunridge Elementary School which opened last year in the City. The properties located to the west are vacant properties located within the City of Winter Garden, one containing an Orange Grove and the other is owned by the City of Winter Garden. The properties located to the south include vacant unimproved land located in Unincorporated Orange County and a Single Family Residential structure also located in Unincorporated Orange County. The property to the east is primarily vacant land, zoned R-2 and located in the City.

PROPOSED USE

The owner(s) are currently requesting annexation and propose to submit application in the future to rezone and amend the future land use designation of the property for residential development.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

In conjunction with rezoning and/or future land use map amendment for the property, the owner and/or applicant will be required to submit a traffic study and participate in agreements for any improvements to road, utility and other infrastructure improvements, extensions and/or expansions necessary to support development of the property.

SUMMARY

Annexation of the subject property will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan

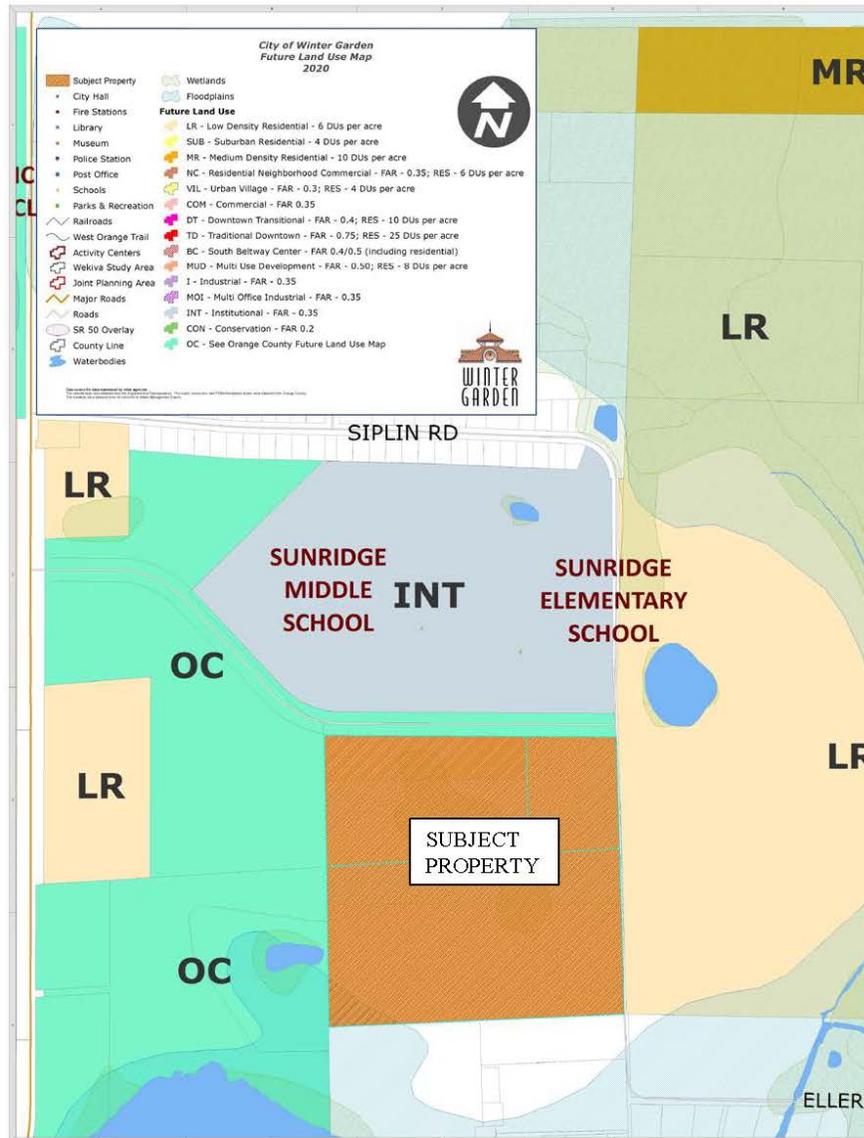
to eliminate enclaves. City Staff recommends approval of the proposed Ordinance subject to the condition that prior to rezoning and/or future land use map amendment for the property, the owner and/or applicant shall participate in agreement(s) for improvements to road, utility and other infrastructure improvements, extensions and/or expansions necessary to support development of the property.

MAPS

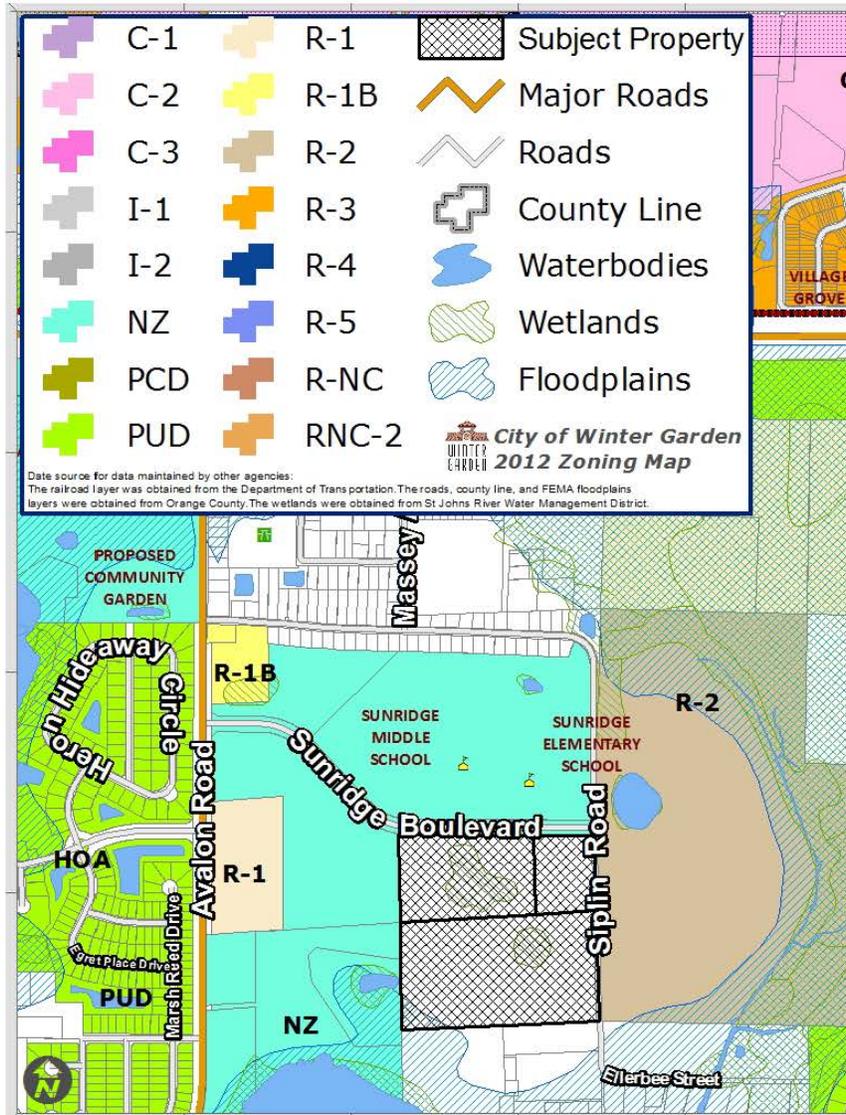
**AERIAL PHOTO
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)**



FUTURE LAND USE MAP
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)



ZONING MAP
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)



END OF STAFF REPORT

EXHIBIT “F”

**CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION**

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

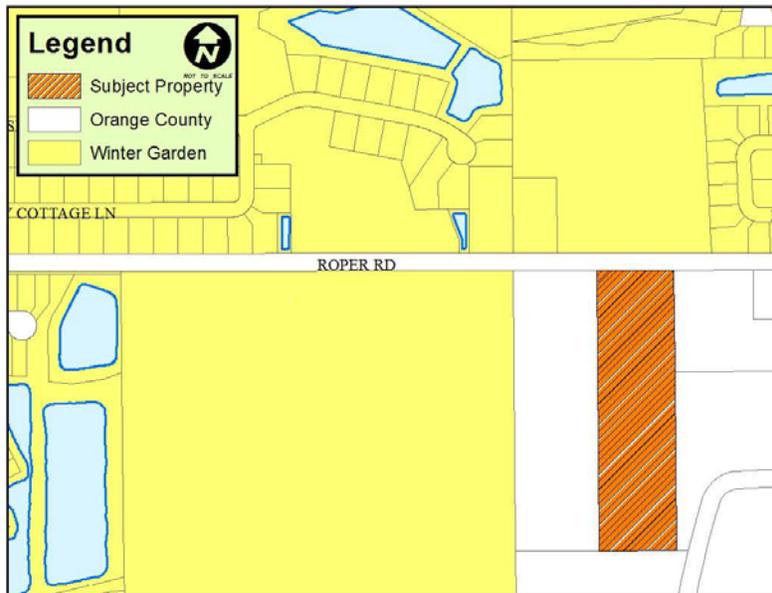
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: DECEMBER 30, 2012
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
12900 ROPER ROAD (6 +/- ACRES)
PARCEL ID#: 36-22-27-0000-00-011
APPLICANT: GLENDA LOEW, ET AL

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 12900 Roper Road and is approximately 6 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1B Single-Family Residential District.

In accordance with the City's Comprehensive Plan, permitted uses within the Low Density Residential land use include single family homes and churches and schools. The zoning classifications that are consistent with the Low Density Residential land use designation include PUD, R-1A, R-1, R-2, R-1B, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently vacant. However, the property does contain approximately a 0.05 acre portion of the 0.78 acre wetland/pond which is located largely on the adjoining property to the west of the subject property.

ADJACENT LAND USE AND ZONING

The properties located to the north are several single-family homes on large tracts and two subdivisions, zoned R-1, R-1B, and PUD, and located in the City. There are two properties located to the east and one is developed with a single-family house, zoned A-1 and located in Orange County; the other is owned by Orange County Public Works. The property to the south is owned by Orange County, used by their Public Works Department for storage, zoned R-1 and located in the County. The property to the west is developed with a one story manufactured home, a trailer, five sheds, a barn, and was just annexed into the City with a proposed zoning of R-1B.

PROPOSED USE

The applicant intends to annex the property and sell it to a developer who will submit plans to build a subdivision once the annexation, FLU, and zoning process is complete.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

In conjunction with application for development of the property, the owner and/or developer will be required to submit a traffic analysis and participate in agreement(s) for any improvements to road, utility and other infrastructure improvements, extensions and/or expansions necessary to support development of the property.

SUMMARY

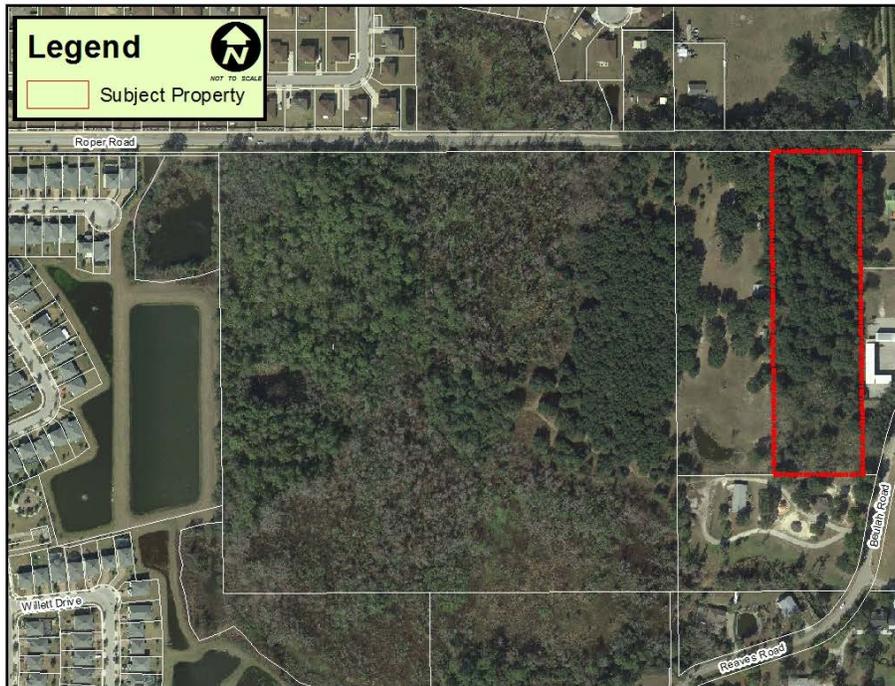
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden’s Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances subject to the following conditions:

1. Future development plans for the property will be reviewed by staff and the board to ensure consistency with the surrounding area.
2. In conjunction with application for preliminary development of the property, the owner and/or developer shall submit a traffic analysis and participate in agreement(s) for improvements to road, utility and other infrastructure improvements, extensions and/or expansions necessary to support development of the property.

MAPS

AERIAL PHOTO

12900 Roper Road



FUTURE LAND USE MAP
12900 Roper Road

