



**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
NOVEMBER 4, 2013**

1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Vice Chairman Jimmy Dunn 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.

MEMBERS PRESENT:

Vice-Chairman James Dunn, Board Members: Heather Gantt, Mac McKinney, Rohan Ramlackhan, and Eric Weiss

MEMBERS ABSENT:

H. Gerald Jowers – excused, Mark Maciel – un-excused

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Senior Planner Stephen Pash, Senior Planner Laura Smith, Planner II Kelly Carson, and Customer Service Representative Kathy Rathel

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held on October 7, 2013.

Motion by Eric Weiss to approve the above minutes. Seconded by Mac McKinney, the motion carried unanimously 5-0.

4. SWEARING IN OF NEW MEMBER

New Board Member, Heather Gantt, was sworn in.

**ANNEXATION, REZONING, FUTURE LAND USE MAP AMENDMENTS
(Public Hearing)**

5. 14362 Siplin Road (Black Lake Preserve PUD)

Senior Planner Laura Smith presented a Rezoning application of 35 acres located at the intersection of Sunridge Blvd. and Siplin Road for the development of a residential subdivision to contain 91 Single Family Residential Units to vary in lot sizes from 70' wide to 75' wide. Staff recommends approval of Ordinance 13-68.

Motion by Eric Weiss to recommend approval of Ordinance 13-68 at 14288, 14350, 14362 Siplin Road with Staff Recommendations (Attached Exhibit "A"). Seconded by Rohan Ramlackhan, the motion carried unanimously 5-0.

6. VOTING FOR NEW CHAIRMAN AND VICE-CHAIRMAN

Vice Chairman Jimmy Dunn opened the floor for nominations for new Chairman and Vice Chairman.

Eric Weiss made a motion to nominate Jimmy Dunn to be the new Chairman. Seconded by Rohan Ramlackhan and accepted by Jimmy Dunn, the motion carried unanimously 5 – 0.

Rohan Ramlackhan made a motion to nominate Mac McKinney to be the new Vice Chairman. Seconded by Jimmy Dunn and accepted by Mac McKinney, the motion carried unanimously 5 – 0.

7. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:36 p.m.

APPROVED:

ATTEST:


Chairman Jimmy Dunn


Customer Service Rep Kathy Rathel

EXHIBIT "A"

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

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

STAFF REPORT

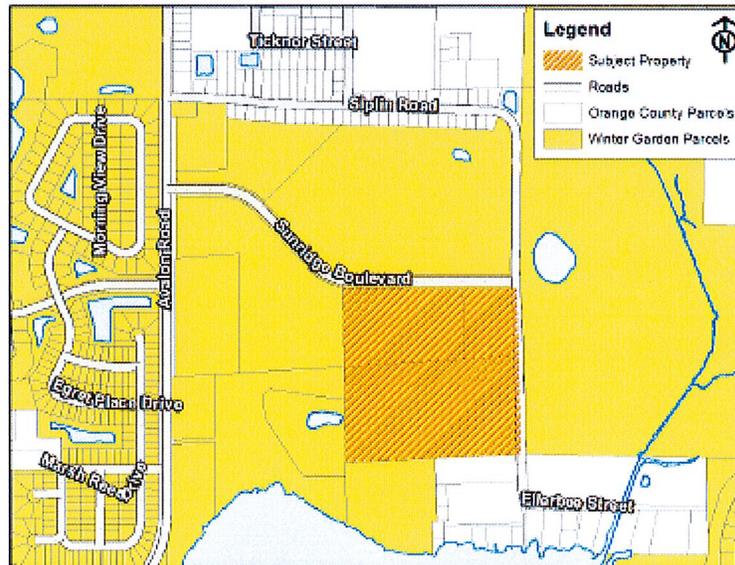
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: NOVEMBER 1, 2013
SUBJECT: REZONING
BLACK LAKE PRESERVE PROPERTY
14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)
PARCEL ID # 32-22-27-0000-00-008; 32-22-27-0000-00-029
32-22-27-0000-00-007

APPLICANT: HANOVER CAPITAL PARTNERS, 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 14288, 14350 & 14362 Siplin Road and is approximately 35.176± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



The applicant is requesting to rezone 35.176± acres of land. The subject property was recently annexed into the City of Winter Garden and has not yet been assigned a zoning designation. The Future Land Use Map of the City of Winter Garden Comprehensive Plan was recently amended in conjunction with the annexation of the subject property to designate the subject property SUB-Suburban Residential on the Future Land Use Map of the City's Comprehensive Plan (see attached map).

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.

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 of Winter Garden, the Future Land Use Designation of the property is Institutional. The properties located to the west are vacant properties located within the City of Winter Garden, one containing an Orange Grove and the other owned by the City of Winter Garden, since their annexation these properties have not been assigned Zoning or Future Land Use Designation on the Future Land Use Map of the City's Comprehensive Plan. 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 with Future Land Use Designation of Low Density Residential and the Zoning is R-2 in the City of Winter Garden.

PROPOSED USE

The applicant proposes to develop the 35.176 ± acre site into a residential planned unit development containing 91 single-family dwelling units. The subdivision is proposed to have a gross density of 2.58 dwelling units per acre, the SUB- Suburban Residential Future Land Use Designation allows up to 4 dwelling units per acre. The proposed subdivision will contain 2 recreational parks, walking trails and 8.89 acres of open space.

The proposed project will contain a mixture of 70'x125' lots and 75'x125' lots, with a total of 44 lots at between 70' and 75' wide and 47 lots at 75' or wider.

PUBLIC FACILITY ANALYSIS

Potable Water, Reclaimed Water, and Wastewater Services

The proposed residential development will be served by and required to connect to City of Winter Garden water, wastewater, and reclaimed water which are available and have adequate capacity to serve the proposed residential development. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

Stormwater

The stormwater retention/detention facilities designed to service the proposed development will meet or exceed the LOS Standards stated in Policy 4-1.1.1 of the Public Facilities Element included in the City of Winter Garden Comprehensive Plan. In addition, the stormwater facilities will be designed in accordance with St. Johns River Water Management District and City of Winter Garden requirements.

Common Recreation and Open Space

The proposed residential development is located within the Wekiva Study Area Resource Protection Overlay, and in accordance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 no less than 25% Wekiva Study Area Open Space shall be provided. None of the 25% Wekiva Study Area Open Space shall be chemically treated with pesticides to establish sensitive natural habitat.

To the greatest extent possible, 5% of the developable area of the Property shall be set aside for passive, dry-land recreational use. In the event that this requirement cannot be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

The proposed development will have 8.89 +/- acres of open space, consisting of Wekiva Study Area Open Space and passive, dry-land recreational uses.

All of the common recreation and open space will be maintained by a homeowner's association and available to the residents. The developer shall establish a homeowner's association in accordance with Chapter 720, Florida Statutes and having governing documents in compliance with Chapter 110 of the City of Winter Garden Code of Ordinances.

Environment

The subject property is located within the Wekiva Study Area Resource Protection Overlay. The developers are required to provide a minimum of 25% of the gross developable area as Wekiva Open Space as stated in Policies 1-3.1.7 and 1-3.1.8 of the Future Land Use Element included in the City of Winter Garden Comprehensive Plan.

Transportation

The property's primary point of vehicular access is from SunRidge Blvd which will continue to be the primary access point with the development of the property. However, SunRidge Blvd will be an entry only access point with a secondary access (entry and exit) point on Siplin Road. With the development of this property and in conjunction with the development of the Mathews Grove property located on the east side of Siplin Road, there will be a realignment of Siplin Road through the Mathews Grove property.

Other Services

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

