



**A REGULAR MEETING MINUTES  
PLANNING AND ZONING BOARD  
AUGUST 4, 2014**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION**

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 Pledge of Allegiance was given followed by the invocation.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

The roll was called and a quorum was declared present.

**MEMBERS PRESENT:**

Chairman Jimmy Dunn, Vice-Chairman Eric Weiss, and Board Members: Heather Gantt, H. Gerald Jowers, Mark Maciel, Mac McKinney and Rohan Ramlackhan (arrived 6:31 pm)

**MEMBERS ABSENT:**

none

**STAFF PRESENT:**

City Attorney Kurt Ardaman, Senior Planner Stephen Pash, Senior Planner Laura Smith and Customer Service Rep. Kathy Rathel

**3. APPROVAL OF MINUTES**

*Motion by Eric Weiss to approve the regular meeting minutes of July 7, 2014.  
Seconded by Mark Maciel and carried unanimously 6 - 0.*

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

**4. 14400 Siplin Road – Tilden Groves Holding Corp. (REZONING)**

Senior Planner Pash presented a request for Rezoning for the property located at 14400 Siplin Road. It is a 10.475 ± acre property annexed into the City in 2013 but no zoning district was applied at that time. The applicant is requesting an R-1 zoning district. Staff recommends approval of Ordinance 14-31 to rezone the property to R-1.

Jeff Jonasen, 794 Avalon Road [Winter Garden FL 34787], asked when Avalon Road was scheduled for widening as he has to wait longer and longer every day due to traffic.

Senior Planner Pash stated it is an Orange County road. The City added turn lanes at Highway 50 but Staff does not know when widening of Avalon Road will occur.

*Motion by Gerald Jowers to recommend approval of the Rezoning for 14400 Siplin Road [Ordinance 14-31]. Seconded by Eric Weiss and carried unanimously 7 - 0.*

5. **562 Beard Road – Adalee J Roper Trust (PUD REZONING)**

Senior Planner Pash presented a request from the applicant to postpone the Rezoning for the property located at 562 Beard Road until the September 8, 2014 Planning & Zoning meeting so they can continue to work with the surrounding areas.

*Motion by Eric Weiss to table the Rezoning for 562 Beard Road until the September 8, 2014 Planning & Zoning meeting. Seconded by Rohan Ramlackhan and carried unanimously 7 - 0.*

6. **505 & 807 Avalon Road – Iota Sessions, LLC (FLU MAP AMENDMENT)**

Senior Planner Smith presented the Iota Sessions property Future Land Use Map Amendment located at 505 & 807 Avalon Road. This item was before the Board in 2006 to be transmitted to the State to amend the future land use designation of the 64.39 ± acres from Orange County Rural to City Suburban Residential which would allow development up to 4 units per acre. The City and the Developer were unable to come to an agreement regarding the Sunridge Blvd Proportionate Fair Share Agreement at that time. The applicant has executed a version of the Fair Share Agreement so Staff recommends transmitting the application to the State again for a Large Scale Comprehensive Plan Amendment review to amend the Future Land Use Map.

*Motion by Heather Gantt to recommend approval of Future Land Use of 505 & 807 Avalon Road with Staff Recommendations [Ordinance 14-32]. Seconded by Mark Maciel and carried unanimously 7 - 0.*

7. **505 & 807 Avalon Rd and 14966 Siplin Rd – Iota Sessions, LLC (PUD REZONING)**

Senior Planner Smith presented a request for the rezoning of the Iota Sessions property located at 505 Avalon Road, 807 Avalon Road and 14966 Siplin Road. The applicant is requesting a rezoning of 68.09 ± acres to Planned Unit Development for development of 106 single-family units. The additional 4 ± acres already have a land use designation within the City of R-1B. Staff recommends a vote on the Planned Unit Development with the understanding the applicant must participate in the Sunridge Proportionate Fair Share Agreement for the widening of Sunridge Blvd and to not be adopted until after the Future Land Use Map Amendment is adopted.

*Motion by Eric Weiss to recommend approval of the PUD at 14966 Siplin Road and 505 & 807 Avalon Road with Staff Recommendations [Ordinance 14-33]. Seconded by Rohan Ramlackhan and carried unanimously 7 - 0.*

8. **Winter Garden Vineland Road – West Orange Outparcels, LLC (PCD Amendment)**

Senior Planner Smith presented a request for an amendment to the West Orange Outparcels Planned Commercial Development to allow for additional uses on the subject outparcel. It is

an existing outparcel located within the West Orange Business Center and was granted exclusive usage as a mini-storage. Applicant is asking for similar permitted and special exception use options as the other tracts in the West Orange Business Center PCD complex and will participate in a Proportionate Fair Share for a turn lane on the north bound side of Winter Garden Vineland Road depending on use granted. Staff recommends approval of Ordinance 14-27 subject to the conditions of the Staff Report.

*Motion by Gerald Jowers to recommend approval [Ordinance 14-27]. Seconded by Heather Gantt and carried unanimously 7 - 0.*

**SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

9. **1450 Daniels Road – Mathews Hope Ministries**

Senior Planner Pash presented a request for a Special Exception Permit to allow a daycare facility in an R-2 Zoning District for the property located at 1450 Daniels Road. The daycare proposes to have 4 employees and a maximum of 24 children between the ages of three and six. The daycare facility would be in two temporary modular buildings with a two year time limit, the playground would be relocated to the back of the building and add 46 additional parking spaces. Staff recommends approval of the Special Exception with conditions outlined in Staff Report.

Scott Billue, founder and chairman of Mathew’s Hope, 1460 Daniels Road, addressed the board stating their plan is for education to help the homeless population. The modular buildings are classrooms designed by the State of Florida with the first unit to be used for a classroom and the second to be used as an activity room and for parenting classes. Mathews Hope will model their teaching after the Montessori style.

*Motion by Mac McKinney to recommend approval of the Special Exception Permit for 1450 Daniels Road with Staff Recommendations. Seconded by Heather Gantt and carried unanimously 7 - 0.*

10. **1006 E Crown Point Rd & 835 Crown Point Cross Rd – West Orlando Baptist Church**

Senior Planner Pash presented a request for a Special Exception Permit for the property located at 1006 E Crown Point Road and 835 Crown Point Cross Road. Applicant proposes a building expansion of the existing church to consist of a 28,000 square foot building with 750 seats used mainly for Sunday services with some classrooms and the addition of 250 paved parking spaces. Staff recommends approval of the Special Exception with conditions outlined in Staff Report.

Linda Feeney, 1215 Dunbrooke St, Winter Garden FL, and Tammy Creel, 1209 Dunbrooke St, Winter Garden FL, stated their properties bordered the back of the Church property. Their concerns were regarding the drainage, noise pollution and the lighting and how it would affect them. They were also concerned about the two drainage ponds and the pest control associated with the ponds. Senior Planner Pash explained that the Church is required to install ‘Dark Sky Lighting’ meaning all lights must be contained on site by use of shields or by turning the lights off at night, the drainage issues will be addressed at Site Plan Review, the Church must abide by the City’s noise ordinance which also applies during construction, and a landscape buffer must be provided.

Chris Martinez, 1838 Lindzlu Street, Winter Garden FL, also resides behind the Church and stated he is the president of the Chapin Station HOA. His concerns are:

- 1) The south drainage pond, whether wet or dry, encroaches on a 50' setback,
- 2) The amount of seating for the assembly and the large parking lot off of East Crown Point Road will be too much traffic for the road as it is only 2 lanes,
- 3) Noise problems from the auditorium and the light from the parking lot lights,
- 4) The new building can be built up to 40' tall – would like a limit to the height.

Senior Planner Pash explained the current plan could change when the project goes to Site Plan review and the City Engineer will address the drainage issues.

Chairman Dunn asked if the neighborhood would be notified when the Site Plan hearings occur. Senior Planner Pash replied it was not the procedure but we could make sure they were made aware of the hearings and any road issues would be addressed.

Connie Owens, 585 Technology Park, Lake Mary FL, is the Civil Engineer for the project and stated the Site Plan was going to be submitted to the City the next day. The ponds are existing but will be expanded for the increased volume and the building elevations will be at 31 feet.

Lee Corcoran, 153 Sheridan Ave, Longwood FL, with The Collage Companies and they are the design builders. Construction would be of tilt wall concrete with a texture like stucco. He also stated most of the trees in the rear yard would not be impacted.

Kenric Barnett, pastor of West Orlando Baptist Church, 319 Courtlea Park Dr, Winter Garden FL, addressed the question posed by Board Member Ramlackhan regarding the current membership of the church which he states is at 650 with 2 services on Sundays. The Church has several outreach programs but, due to their current limited space, is hindering their growth and desires to reach out to the community.

Discussion ensued regarding the landscaping, membership, parking, additional traffic, and the aesthetics of the building. The question was raised to see if a workshop/community meeting would be possible with the adjoining neighborhood to work out any issues.

Chris Martinez addressed the Board again to stress the importance of the neighborhood having input on the project as they do not want an industrial looking building.

Lou Musica, 1808 Lindzlu St, Winter Garden FL, asked specifically what the Special Exception was for. Senior Planner Pash explained it was for the expansion of the church use.

***Motion by Eric Weiss to recommend approval of the Special Exception Permit for 1006 E. Crown Point Road and 835 Crown Point Cross Road with Staff Recommendations to include an amendment for the community meeting with the surrounding neighborhood. Mark Maciel amended the additional condition to say the neighbors will have design input via a public workshop. Rohan Ramlackhan seconded and carried unanimously 7 - 0.***

VARIANCE (PUBLIC HEARING)

11. 130 West Vining Street – Richard Morrison

Senior Planner Pash presented a request for a Variance for the property located at 130 West Vining Street. Applicant is requesting a variance of 2.5 feet to the minimum required 20 foot rear yard setback to allow an existing covered patio/trellis structure to remain which was constructed without a permit. Staff recommends approval of the Variance.

Board Member McKinney clarified the structure was constructed without a permit so the applicant will have to permit and build in compliance with hurricane code.

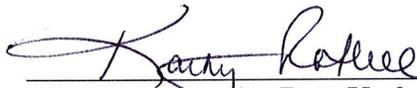
*Motion by Gerald Jowers to recommend approval of the Variance for 130 West Vining Street. Seconded by Mac McKinney and carried unanimously 7 - 0.*

12. ADJOURNMENT

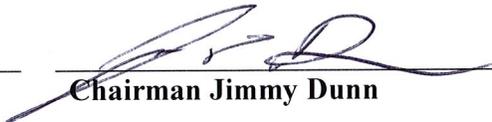
There being no further business, the meeting was adjourned at 7:21 pm.

ATTEST:

APPROVED:



Customer Service Rep. Kathy Rathel



Chairman Jimmy Dunn