



**A REGULAR MEETING MINUTES  
PLANNING AND ZONING BOARD  
OCTOBER 6, 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 6:32 p.m. in the City Hall Commission Chambers. The Pledge of Allegiance was followed by a moment of silence.

**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, Gerald Jowers, Mac McKinney and Rohan Ramlackhan (arrived at 6:43 pm)

**MEMBERS ABSENT:**

Mark Maciel (excused)

**STAFF PRESENT:**

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Community Development Manager Steve Pash and Customer Service Rep. Kathleen Rathel

**3. APPROVAL OF MINUTES**

*Motion by Gerald Jowers to approve the regular meeting minutes of September 8, 2014. Seconded by Eric Weiss and carried unanimously 5 - 0.*

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

**4. 1030 Vineland Road – BBC Family Homes, LLC (ANNEXATION/FLU/ZONING)**

Community Development Manager Pash presented a request for Annexation, Future Land Use designation, and Zoning for the property located at 1030 Vineland Road. The applicant is requesting annexation, zoning and future land use from Orange County R-2 to City Residential Neighborhood Commercial (RNC) and from Orange County Low/Medium Density Residential to City of a 0.24 +/- acre enclave. Staff recommends approval of Ordinances 14-39, 14-40 and 14-41.

*Motion by Gerald Jowers to recommend approval [for 1030 Vineland Road, Ordinances 14-39, 14-40 and 14-41] with Staff Recommendations (as provided in the agenda packet). Secoded by Heather Gantt and carried unanimously 5 - 0.*

**5. 203 S. Main Street – Tewson, Joy or Ron (REZONING)**

Community Development Manager Pash presented a request for Rezoning of a 0.32 +/- acre property located at 203 S. Main Street from R-2 to RNC. Staff recommends approval of Ordinance 14-38 subject to the conditions listed in the Staff Report.

Citizen David Rees of 215 S. Main Street, located next door to the applicant, spoke to the Board and presented three photos showing his concern with the RNC zoning. A previous lot in his neighborhood received the RNC zoning and now consists of a wall, a ditch filled with water, and equipment and does not want the same to happen again.

Community Development Manager Pash stated the lot in reference had a building demolished and has remained vacant. The property at 203 S. Main Street plans to submit for a Special Exception to convert the home into office use.

A discussion ensued regarding the intent and future usage of the area to keep it as a transitional zone between Downtown and Residential areas with mostly office use.

*Motion by Eric Weiss to recommend approval of the Rezoning for 203 S Main Street [Ordinance 14-38] with Staff Recommendations (as provided in the agenda packet). Secoded by Gerald Jowers and carried unanimously 5 - 0.*

**SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

**6. 855 E. Plant Street – West Orange Montessori Charter School, LLC**

Community Development Manager Pash presented a request for a Special Exception Permit to allow an existing Montessori Charter School to continue operating at 855 E. Plant Street. A Special Exception was approved in 2011 which required the school to resubmit for a new Special Exception after three (3) years to allow Staff to review the impact to the surrounding areas. Staff has reviewed and determined the widening of Plant Street will help with traffic issues and recommends approval of the Special Exception to allow the school to continue operating for another three (3) years.

Board Member Ramlackhan arrived at 6:43 pm.

Sherilyn Moore of 847 Ayden Oak Lane, Ocoee FL 34761, President of the Board of Directors for Montessori of Winter Garden Charter School, thanked everyone in the audience present to support the school. Ms. Moore presented handouts to the Board showing the school's economic impact as well as their future building plans.

*Motion by Heather Gantt to recommend approval of the Special Exception Permit for 855 E. Plant Street with Staff Recommendations (as provided in the agenda packet). Secoded by Mac McKinney and carried unanimously 6 - 0.*

**7. 15304 Tilden Road – Foundation Academy**

Community Development Manager Pash presented a request for a Special Exception Permit to allow for the expansion of an existing school facility located at 15304 Tilden Road. The expansion consists of four temporary modular buildings. Two will be used for band and choir and two will be used for classrooms. The increase in students will not be over the limit of 800 students they are approved for. Staff recommends approval of the Special Exception for three (3) years subject to the conditions outlined in the Staff Report.

Citizen Jennifer Zipeto of 15210 Hayworth Drive, Winter Garden FL 34787, lives in the Belle Meade development across from the Foundation Academy. She stated they are not in opposition to the school but have a very serious traffic issue between their neighborhood and the school as it exists today.

Community Development Director Williams explained the City of Winter Garden has budgeted money to make a signalized intersection at Tilden Road and CR 545, but the City has not been able to get the necessary approvals from Orange County as it is a county road. The school is looking at a master plan for the entire school property that would redirect most of their traffic out to Mann Road to the traffic signal. They also plan to have the drop off and pick up traffic located inside the property and off the main road. Meetings are scheduled with the County Commissioner to get the permit and, once the permit is received, the entire intersection of Tilden Road and CR 545 will be lowered, the curvature removed, and a standard 4-way signalized intersection with turn lanes installed within 6 months.

David Buckles of 967 Glenview Circle, Winter Garden FL 34787, Director of Operations at Foundation Academy was present to answer any questions. Discussion ensued regarding the speed limit on Tilden Road and adding school zone signs but it all has to be handled through Orange County.

Citizen Joseph Dopico of 15403 Belle Meade Drive, Winter Garden FL 34787, stated one of the issues is exiting left out of their subdivision toward CR 545 which runs against the traffic exiting out of the school. He opposes the expansion as it would mean more cars and suggested a police officer to direct traffic.

Board Member Dunn asked if it was possible to have a police officer available to direct traffic. Mr. Williams stated he will pursue it with the City Manager and County Commissioner and stated once the signal is installed the traffic pattern will change.

*Motion by Eric Weiss to recommend approval of the Special Exception Permit for 15304 Tilden Road with Staff Recommendations (as provided in the agenda packet) to include the possibility of a traffic officer paid for by the school for peak school hours. Seconded by Gerald Jowers and carried unanimously 6 - 0.*

#### **VARIANCE (PUBLIC HEARING)**

#### **8. 1808 Delafield Drive – Delguericco, Frank**

Community Development Manager Pash presented a request for a Variance for the property located at 1808 Delafield Drive. The applicant is requesting a 16 foot rear yard setback in lieu of the minimum required 20 foot rear yard setback to allow an addition to the house consisting of a solid roof screen room. Staff recommends approval of the Variance subject to the conditions that the room cannot be fully enclosed or become air conditioned space and a

letter of approval from the HOA is to be provided with the building permit application as outlined in the Staff Report.

Frank Delguericco, the owner, was present to answer any questions.

*Motion by Mac McKinney to recommend approval of the Variance for 1808 Delafield Drive with Staff Recommendations (as provided in the agenda packet). Seconded by Rohan Ramlackhan and carried unanimously 6 - 0.*

**9. 15233 Firelight Drive – Villarreal, Regulo**

Community Development Manager Pash presented a request for a Variance for the property located at 15233 Firelight Drive. The applicant is requesting a 22 foot rear yard setback in lieu of the minimum required 25 foot rear yard setback to allow an addition to the house consisting of a solid roof screen room. Staff recommends approval of the Variance subject to the condition that a letter of approval from the HOA is to be provided with the building permit application.

Board Member Weiss asked if there would be infringement on the retention pond. Mr. Pash replied it would not.

*Motion by Eric Weiss to recommend approval of the Variance for 15233 Firelight Drive with Staff Recommendations (as provided in the agenda packet). Seconded by Gerald Jowers and carried unanimously 6 - 0.*

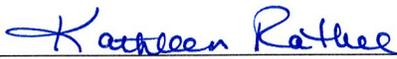
**10. ADJOURNMENT**

Board Member Jowers wanted to say Thank You to Jimmy Dunn, Mac McKinney and Rohan Ramlackhan as this was their last Planning and Zoning meeting.

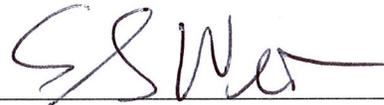
There being no further business, the meeting was adjourned at 7:06 pm.

**ATTEST:**

**APPROVED:**



Customer Service Rep. Kathleen Rathel



Vice-Chairman