



**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
NOVEMBER 3, 2014**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Vice-Chairman Eric Weiss 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. A moment of silence was 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 Eric Weiss, Board Members: Heather Gantt, Gerald Jowers, and Mark Maciel, and new Board Members: Mark DeFuso and David Kassander

MEMBERS ABSENT:

None

STAFF PRESENT:

City Attorney Chris Conley, 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 October 6, 2014. Seconded by David Kassander and carried unanimously 6 - 0.

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

4. 1205 E Fullers Cross Road – Gilkey FX, LLC (ANNEXATION/FLU/ZONING)

Community Development Manager Pash presented a request for Annexation, Future Land Use designation, and Zoning for the property located at 1205 E Fullers Cross Road. The subject property is comprised of two parcels that make up an 11.1 +/- acre enclave located on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road. The applicant has requested Annexation into the City, initial Zoning of R-1B, and Amendment to the Future Land Use Map as Low Density Residential and plans to develop the property with 26 single family homes. This request was previously approved

by the Planning & Zoning Board on August 5, 2013, but was never approved and adopted by City Commission. Staff recommends approval of Ordinances 15-01, 15-02 and 15-03.

Motion by Mark Maciel to recommend approval of Ordinances 15-01, 15-02 and 15-03 [for 1205 E Fullers Cross Road] with Staff Recommendations (as provided in the agenda packet). Seconded by Heather Gantt and carried unanimously 6 - 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

5. 100 Center Street –Habitat for Humanity

Community Development Manager Pash presented a request for a Special Exception Permit for 100 Center Street to allow the development of four tandem single family homes on the subject property as outlined in Section 118-519 of the City Code. The development is consistent with the area and the City is also working through Community Development Block Grants to revitalize homes in the area. Staff recommends approval subject to the conditions listed in the Staff Report.

Board Member Maciel asked if the homes were going to be fee simple or rentals. Mr. Pash replied they would be fee simple. No architectural drawings were available at this time.

Motion by Heather Gantt to recommend approval of the Special Exception Permit for 100 Center Street with Staff Recommendations (as provided in the agenda packet). Seconded by Gerald Jowers and carried unanimously 6 - 0.

VARIANCE (PUBLIC HEARING)

6. 407 N Main Street – Stone, Jessica and Wayne

Community Development Manager Pash presented a request for a Variance for the property located at 407 N Main Street. The applicant is requesting a 20.8 foot front yard setback in lieu of the minimum required 30 foot front yard setback to allow the construction of a carport over an existing paved driveway. Staff recommends approval subject to the conditions listed in the Staff Report.

Board Member Kassander questioned the need to construct the carport. Mr. Pash stated it is consistent with other properties in the neighborhood. Discussion ensued regarding attached vs. detached carport restrictions, roof material to be used, and the included built-in storage areas. Mr. Pash stated temporary carports are not allowed in the front yard and both structures are subject to setback regulations. The question was raised on adding additional codes or guidelines to apply to temporary carports.

Applicant Jessica Stone of 407 N Main Street addressed the Board to answer questions and to state the construction of the carport would give them covered parking and the design would enhance the neighborhood.

Motion by Gerald Jowers to recommend approval of the Variance for 407 N Main Street with Staff Recommendations (as provided in the agenda packet). Seconded by Eric Weiss and carried unanimously 6 - 0.

7. 591 Susan B Britt Court – Tierra Inc.

Community Development Manager Pash presented a request for a Variance for a commercial property located at 591 Susan B Britt Court. The applicant is requesting the variance to allow construction of a 6 foot tall chain link fence in the front yard in lieu of the maximum allowed 3 foot tall fence in the front yard. The request is consistent with other properties in the area and Staff recommends approval.

Board Member Weiss questioned why the code states a maximum height for a front yard fence is only 3 feet in an Industrial district. Mr. Pash replied the code is the same for fences in all zones.

*Motion by Eric Weiss to recommend approval of the Variance for 591 Susan B Britt Court with Staff Recommendations (as provided in the agenda packet).
Seconded by Gerald Jowers and carried unanimously 6 - 0.*

8. 994 Sadie Lane –Montalvo, Edgar

Community Development Manager Pash presented a request for a Variance for the property located at 994 Sadie Lane. The applicant is requesting a 17 foot rear yard setback in lieu of the minimum required 25 foot rear yard setback to allow construction of a new single-family house. The home was originally designed to be turned slightly to front on Sadie Lane and met all the setback requirements but the Neighborhood HOA and Architectural Review Board requested it be set back further so it was consistent with the neighboring home and fronting on Island Pointe Drive. Staff recommends approval of the Variance.

Motion by Mark Maciel to recommend approval of the Variance for 994 Sadie Lane with Staff Recommendations (as provided in the agenda packet). Seconded by David Kassander and carried unanimously 6 - 0.

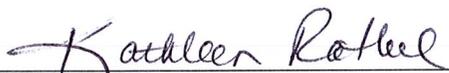
9. ADJOURNMENT

The Board agreed to appoint a new Chairman when the 7th Board Member was present.

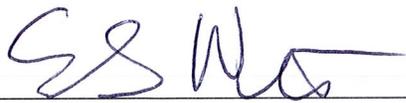
There being no further business, the meeting was adjourned at 6:53 pm.

ATTEST:

APPROVED:



Customer Service Rep. Kathleen Rathel



Chairman - Eric Weiss