



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
MARCH 2, 2015**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

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:

Chairman Eric Weiss, Vice-Chairman Will Hawthorne, and Board Members: Mark DeFuso, Heather Gantt, Gerald Jowers, David Kassander, and Mark Maciel

MEMBERS ABSENT:

none

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Community Development Manager Steve Pash, Planner II Kelly Carson, and CSR Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of February 2, 2015 and seconded by David Kassander. Motion carried unanimously 7 - 0.

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

4. 447 & 483 South Street – Lott Property (ANNEXATION, ZONING and FLU)

Planner II Carson presented a request for Annexation, Zoning and Future Land Use Amendment for two parcels located at 447 and 483 South Street. The 1.493+/- subject property is owned by the same person and is located at the northwest corner of 5th Street and South Street with each parcel being developed with a Single Family Residence. The applicant is requesting Annexation into the City, initial zoning of R-1, and amend the Future Land Use designation to Low Density Residential. Staff has reviewed the application and recommends approval of Ordinances 15-22, 15-23, 15-24, 15-25, 15-26, and 15-27.

Board Member Weiss questioned when the City discusses when to increase personnel or equipment for providing services to our increasing City size. Planner II Carson answered that these matters are discussed during development review for each new project.

Board Member Kassander asked if Winter Garden has to get approval from Orange County to annex unincorporated properties. Planner II Carson stated that as long as the properties are located within our JPA boundary and contiguous with another parcel they can be annexed.

Motion by Mark DeFuso to recommend approval of Ordinances 15-22, 15-23, 15-24, 15-25, 15-26 and 15-27 (with Staff Recommendations as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

5. 426 W. Plant Street – Plant Street Market

Community Development Manager Pash presented a request for a Special Exception Permit for the property located at 426 W. Plant Street. The applicant is requesting the Special Exception which is required by Section 102-61(c)3 of the code to allow a roof sign. Staff has reviewed the code requirements and recommends approval subject to the conditions:

1. The sign cannot be lighted at any time by internal lighting, back lighting or any type of spot lights.
2. Amend the plans so the sign meets the maximum height of 23.125 feet.

Discussion ensued regarding the location of the sign which will be on the south side of the building facing Smith Street, the sign lighting, and the sign helping to hide the mechanics on the roof.

Motion by Gerald Jowers to approve [the Special Exception Permit for 426 W Plant Street] and seconded by Will Hawthorne. Motion carried unanimously 6 – 0 with Mark DeFuso abstaining.

ADJOURNMENT

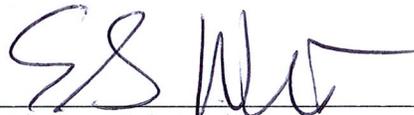
There being no further business, the meeting was adjourned at 6:47 pm.

ATTEST:



Customer Service Rep. Kathleen Rathel

APPROVED:



Chairman Eric Weiss