



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
APRIL 6, 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 March 2, 2015 and seconded by David Kassander. Motion carried unanimously 7 - 0.

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

4. 360 W. Story Road – Jesus Manuel Sanchez (ANNEXATION, ZONING and FLU)

This project was tabled to the May 4, 2015 Planning & Zoning meeting.

5. 553 W. Plant Street – Auto Electric of Winter Garden (REZONING)

Community Development Manager Pash presented a request for Rezoning for the property located at 553 W. Plant Street. The 0.33+/- acre property is situated just west of South Park Avenue. The applicant is requesting to rezone the property from R-NC (Residential Neighborhood Commercial District) to C-1 (Central Commercial District). The proposed zoning is consistent with the existing Land Use designation. Staff has reviewed the application and recommends approval of Ordinance 15-29.

Board Member Kassander asked to see the area zoning map for the surrounding property.

Motion by Gerald Jowers to recommend approval [of Ordinance 15-29] and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

6. 1450 Daniels Road – Church of Christ of West Orange

Planner II Carson asked that this project be tabled until the May 4, 2015 Planning & Zoning meeting to allow the applicant time to revise the scope of their application.

Motion by Mark DeFuso to table [1450 Daniels Road] until May 4, 2015 at 6:30 pm and seconded by David Kassander. Motion carried unanimously 7 – 0.

7. 404 Lakeview Road – Golden Pond

Planner II Carson presented a request for a new independent living facility to be built in the Golden Pond communities campus located at 404 Lakeview Road. The property is zoned R-2 (Residential District). The item was previously presented on February 2, 2015 as a three-story facility but was tabled due to concerns raised by adjacent property owners and members of the Planning and Zoning Board. A community meeting was held in February, 2015 to discuss the issues and the applicant revised the proposal to a two-story building. The building footprint was also shifted to the west in response to concerns from the property owners to the north. Staff has reviewed the revised application and recommends approval subject to the conditions listed in the Staff Report.

Motion by Eric Weiss to recommend approval of the Special Exception Permit for 404 Lakeview Road with Staff Recommendations (as provided in the agenda packet) and seconded by Gerald Jowers. Motion carried unanimously 7 – 0.

VARIANCE (PUBLIC HEARING)

8. 1011 & 1099 Pineloch Industrial Drive – Southern Fruit Groves, LLC/84 Lumber

Community Development Manager Pash presented a request for a Variance for 84 Lumber for the property located at 1011 and 1099 Pineloch Industrial Drive. There is currently one developed lot and they will be developing the neighboring lot. The applicant is requesting a variance to the maximum allowed fence height of three feet in the front yard to allow construction of a six foot tall chain link fence in the front yard. Staff has reviewed the application and variance criteria and recommends approval.

Board Member Kassander asked if the fence would run all along the front of the property and how far back it was set from the street. Mr. Pash answered that the fence was set back approximately ten feet from the sidewalk and would include landscaping in front of the fence and a landscape feature at the entrance to the existing facility. The landscape plans were being reviewed with the Site Plan application.

Motion by Gerald Jowers to recommend approval [of the Variance for 1011 and 1099 Pineloch Industrial Drive] and seconded by Heather Gantt. Motion carried unanimously 7 – 0.

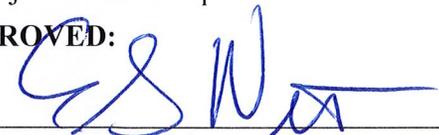
ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40 pm.

ATTEST:


Customer Service Rep. Kathleen Rathel

APPROVED:


Chairman Eric Weiss