



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JUNE 1, 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 (arrived at 6:32 pm), Heather Gantt, and David Kassander

MEMBERS ABSENT:

Gerald Jowers (unexcused) and Mark Maciel (excused)

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Community Development Manager Steve Pash, Planner II Kelly Carson, Planner I Jessica Frye, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by David Kassander to approve the regular meeting minutes of May 4, 2015 and seconded by Eric Weiss. Motion carried unanimously 4 - 0.

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

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

This project was tabled to the July 6, 2015 Planning & Zoning meeting.

(Board Member Mark DeFuso arrived at 6:32 p.m.)

5. 161 S. Boyd Street – Kelso Investments, LLC (REZONING)

Community Development Manager Pash presented a request for rezoning of a 0.19 +/- acre property located at 161 S. Boyd Street. The property is located on the east side of South Boyd Street, north of West Smith Street and south of Tremaine Street. The applicant has requested to rezone the R-2 property to C-1 Central Commercial District to convert the

existing duplex into office space. Staff has reviewed the application and recommends approval of Ordinance 15-52 subject to the conditions in the Staff Report.

Motion by Eric Weiss to recommend approval of the Rezoning for 161 S. Boyd Street [Ordinance 15-52] with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 5 - 0.

PRELIMINARY PLAT

6. 505 & 807 Avalon Road and 14966 Siplin Road – Mattamy Orlando, LLC

Planner II Carson presented a Preliminary Plat request for 103 single family residential units within the 67.37 +/- acre Oxford Chase Subdivision. The project includes the development of several recreation areas including a dog walk, tot lot and recreation trails. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan, the City of Winter Garden's Code of Ordinances and the Planned Unit Development zoning. Staff has reviewed the application and recommends approval of the Preliminary Plat subject to the conditions in the Staff Report.

Board Member Kassander inquired about the density per buildable acre. Ms. Carson replied it was 2.53 gross density including non-buildable areas.

Board Member DeFuso asked if a traffic study had been done. Ms. Carson replied the traffic study result helped determine their Fair Share contribution for the widening of Sunridge Boulevard and showed the surrounding roads have capacity. Discussion ensued regarding the traffic study, the traffic impact of several new subdivisions being developed in the same area, and the Lift Station's usage and maintenance by Oxford Chase HOA. The question was also brought up about a possible future widening of Avalon Road and if any Right of Way would be reserved on these new developments to help with the traffic and quality of life.

Motion by Mark DeFuso to recommend approval [of the Preliminary Plat for 505 & 807 Avalon Road and 14966 Siplin Road with Staff Recommendations] (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 5 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

7. 3107 Daniels Road, Suite 102 (Main address: 3017 Daniels Road) – Verizon Wireless

Planner II Carson requested this item be tabled to the July 6, 2015 Planning & Zoning Meeting to allow the applicant more time to work out their lease agreement issues.

Motion by David Kassander to recommend tabling this item until the July 6, 2015 P&Z Meeting and seconded by Eric Weiss. Motion carried unanimously 5 - 0.

8. 1450 Daniels Road – Harvest of Hope Greenhouse

Community Development Manager Pash presented a Special Exception request for the property located at 1450 Daniels Road to allow construction of a greenhouse in an R-2 Zoning District. Ordinance 15-41 was recently adopted which allows greenhouses through a special exception if it meets the special exception requirements and design criteria. Staff has reviewed the application and recommends approval of the greenhouse if it is redesigned to meet the requirements of Ordinance 15-41 subject to the conditions in the Staff Report.

General discussion on the building materials required and size of the structure.

Motion by Heather Gantt to recommend approval of the Special Exception permit for 1450 Daniels Road with Staff Recommendations (as provided in the agenda packet) and seconded by Mark DeFuso. Motion carried unanimously 5 - 0.

9. 12801 W. Colonial Drive – Wild Hogs Scooters

This project was tabled to the July 6, 2015 Planning & Zoning Meeting.

VARIANCE (PUBLIC HEARING)

10. 15344 Johns Lake Pointe Boulevard – Charles & Pamela Wraith 2004 Trust

Community Development Manager Pash presented a request for a Variance for the property located at 15344 Johns Lake Pointe Boulevard. The applicants are requesting the variance to allow an existing home to remain 2 feet inside a 10 foot wide drainage and wall easement and to allow the existing brick pavers to remain over the entire 10 foot wide drainage and wall easement. The developer of the subdivision altered a platted easement without permission or Staff's knowledge. The 10 foot easement has been put back in place and this is the only lot that affected the house. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

General discussion ensued regarding the pavers within the easement.

Resident Jeffrey Hull, 15326 Johns Lake Pointe, spoke in support of the variance and asked if they would be allowed to put pavers in the easement if it improved the integrity of the wall.

Motion by Mark DeFuso to recommend approval of the Variance for 15344 Johns Lake Pointe Boulevard with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 5 - 0.

11. 628 Dharma Circle – David Nguyen

Planner I Frye presented a Variance request for the 0.175 +/- acre property located at 628 Dharma Circle within the Daniels Crossing Subdivision. The applicant is requesting a variance to allow a solid roof aluminum screen structure to be built on the rear of the home at a 10 foot rear yard setback in lieu of the minimum required 20 foot rear yard setback. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

Board Member Weiss asked about clarification of the condition that the room not be allowed to be fully enclosed or become air conditioned space. Ms. Frye explained that it meant no windows or fully blocked walls.

Motion by David Kassander to recommend approval of the Variance for 628 Dharma Circle with Staff Recommendations (as provided in the agenda packet) and seconded by Eric Weiss. Motion carried unanimously 5 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:07 pm.

ATTEST:



Customer Service Rep. Kathleen Rathel

APPROVED:



Chairman Eric Weiss