



**PLANNING AND ZONING BOARD
SPECIAL MEETING MINUTES
AUGUST 17, 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, and David Kassander

MEMBERS ABSENT:

Heather Gantt, Gerald Jowers, and Mark Maciel (all excused)

STAFF PRESENT:

City Manager Mike Bollhoefer, 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 Eric Weiss to approve the regular meeting minutes of July 6, 2015 and seconded by Will Hawthorne. Motion carried unanimously 4 - 0.

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

4. 640 Tildenville School Road – Pertab Singh & Doowatee Singh (AZFA)

Community Development Manager Pash presented a voluntary request for Annexation, Future Land Use designation, and Zoning for a 0.99 +/- acre property located at 640 Tildenville School Road. The property is situated on the west side of Tildenville School Road south of West Plant Street. The applicant is requesting Annexation, initial Zoning of R-1 and a Future Land Use Designation of Low Density Residential. Staff has reviewed the application and recommends approval of Ordinances 15-57, 15-58, and 15-59 subject to the conditions listed in the Ordinances and Staff Report.

Motion by Mark DeFuso to recommend approval for Ordinances 15-57, 15-58 and 15-59 (with Staff Recommendations as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 4 - 0.

5. 420 Roper Road –Sonata West Orange Campus (Rezoning PUD)

Community Development Manager Pash presented a request for rezoning of a 7.15 +/- acre property located at 420 Roper Road from R-1 to PUD (Planned Unit Development) to allow construction of a 115 unit Assisted/Independent Living Facility. The property is situated on the north side of Roper Road between Daniels Road and Winter Garden Vineland Road. At the July 6, 2015 P&Z meeting, the Board recommended tabling the item until a traffic study was done. The traffic study was completed and a copy was included in the agenda packet. Staff has reviewed the application and recommends approval of Ordinance 15-55 subject to the conditions listed in the Ordinance and Staff Report.

Community Development Director Williams addressed the Board to go over the recommendation to approve the rezoning and the Assisted Living Facility. Mr. Williams explained that not all projects require a traffic study and they are not typically required at rezoning. The Expressway Authority, the City of Winter Garden, Orange County and the State of Florida monitor all the major roads on an annual basis for traffic counts and turning movement counts. He stated the City of Winter Garden will take over a road if the problems are not sufficiently addressed by other jurisdictions and will work with developers on necessary road improvements. Mr. Williams discussed the consideration of road improvements by using signalization, speed control, road design features, and traffic calming devices. He also stated the City closely monitors Daniels Road and Winter Garden Vineland Road due to the developments and listed some current actual traffic counts for the area stating counts were down since 2007 and the Sonata campus would have minimum impact on Daniels and Winter Garden Vineland Road and their capacity would be able to handle the impact.

Board Member Kassander asked if the traffic impact study included all future planned developments. Mr. Williams stated they take all the existing traffic and development, the proposed project, all the approved and known projects, and add 2% per year growth rate. The City of Winter Garden prefers to design roads with a slow speed and more residential in character to slow down the pass-through traffic.

City Manager Bollhoefer discussed future road plans and improvements.

General discussion on dates of traffic studies and the effect on development and residents.

Motion by David Kassander to recommend approval for the rezoning of 420 Roper Road [Ordinance 15-55] with Staff Recommendations (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 4 - 0.

PRELIMINARY PLAT

6. 601 W. Bay Street – Hennig Property

Planner II Carson presented a Preliminary Plat request for 45 single-family residential lots within the 20.21 +/- acre Hennig Property located at 601 W. Bay Street. The development includes a small recreation area on site with a tot lot and the applicant has also agreed to pay into the City's recreation fund for the remaining recreation areas that are not provided on site. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the R-1 Zoning and Staff recommends approval subject to the conditions listed in the Staff Report.

Planner II Carson states the City has been working with the applicant and one of the conditions is that the developer saves as many trees as possible in order to move forward.

Motion by Will Hawthorne to recommend approval of the Preliminary Plat for the Hennig Property [601 W. Bay Street] (with Staff Recommendations as provided in the agenda packet) and seconded by Eric Weiss. Motion carried unanimously 4 - 0.

7. Lake Brim Drive – Oakland Park Phase 4

Planner II Carson presented a Preliminary Plat request for 158 single-family residential lots within the 66 +/- acre Oakland Park Phase 4 located on Lake Brim Drive. The Preliminary Plat was previously approved by the Planning & Zoning Board in January of 2015. Since January, the applicant proposed a substantial change involving an on-site wetland with no change to the number of proposed lots. The wetland was originally shown as being preserved with plans to restore the wetlands, which currently contains invasive plants and is of poor quality. The applicant proposes to use the wetland area as a Stormwater Retention site for this phase as well as develop it as part of a large amenity center for the neighborhood. The existing invasive plants will be removed, the large trees will be preserved, and the wetland will become a lake feature with a dock and walking trails. Staff has reviewed the revision to the application and recommends approval subject to the conditions listed in the Staff Report.

Board Member Kassander asked if there were any EPA guidelines to using the wetlands. Ms. Carson stated the quality of the wetlands was deemed poor and only seasonally wet. Mr. Kassander then asked if the City works with anyone when a wetland is being developed. Ms. Carson replied that the City works with the St. Johns River Water Management District that provides the conditions for mitigating wetlands and St. Johns suggested the change.

General discussion of the stormwater retention, amenity center, and gutter requirements.

Motion by Mark DeFuso to recommend approval of the Preliminary Plat for Oakland Park Phase 4 with Staff Recommendations (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 4 - 0.

8. 1205 & 1225 N. West Crown Point Road – Cisneros Plat

Planner II Carson presented a Preliminary Plat request for 2 single-family residential lots within the 1.428 +/- acre Cisneros Property subdivision located at 1205 & 1225 N. West Crown Point Road. The proposed re-plat was required by the City to clean up underlying platting and easement lines. The Preliminary Plat is consistent with the property's R-1 zoning and Staff recommends approval subject to the conditions listed in the Staff Report.

Motion by Eric Weiss to recommend approval of the Preliminary Plat for 1205 & 1225 N. West Crown Point Road with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 4-0.

VARIANCE (PUBLIC HEARING)

9. 758 Citrus Cove Drive – Kummary Persaud

Planner I Frye presented a request for a Variance to the minimum rear yard setback for the property located at 758 Citrus Cove Drive. The applicant is requesting the variance to allow the construction of a screen room with a solid roof at a 12.9' rear yard setback in lieu of the minimum required 22' rear yard setback in the R-2 Zone. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

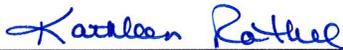
Board Member Weiss inquired if there was HOA approval. Ms. Frye replied that the HOA approval letter has been received. City Attorney Ardaman stated it is the City's practice to ask for the HOA approval first so there is no conflict between the City and the HOA. Community Development Manager Pash further clarified that the City requires an HOA approval letter for all building permits from any neighborhood that has an HOA Board

Motion by David Kassander to recommend approval of the Variance for 758 Citrus Cove Drive with Staff Recommendations (as provided in the agenda packet) and seconded by Mark DeFuso. Motion carried unanimously 4 - 0.

ADJOURNMENT

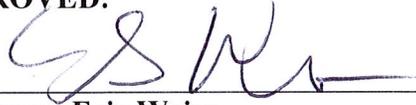
There being no further business, the meeting was adjourned at 7:19 pm.

ATTEST:



Customer Service Rep. Kathleen Rathel

APPROVED:



Chairman Eric Weiss