



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
SEPTEMBER 14, 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 Dan Langley, 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 Gerald Jowers to approve the special meeting minutes of August 17, 2015 and seconded by David Kassander. Motion carried unanimously 7 - 0.

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

4. N. West Crown Point Road – Latchman property (AZFA)

Planner II Carson presented a voluntary request for Annexation, Future Land Use designation, and Zoning for a 0.23 +/- acre enclave located at N. West Crown Point Road. The property is situated on the east side of N. West Crown Point Road north of Macy Du Lane and south of E. Fullers Cross Road. 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 15-61, 15-62, and 15-63 subject to the conditions listed in the Ordinances and Staff Report.

Motion by Gerald Jowers to recommend approval [for Ordinances 15-61, 15-62 and 15-63] with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 7 - 0.

5. 1211 E. Maple Street – Eco Storage (Rezoning - FLU)

Community Development Director Williams presented a request for Rezoning and Future Land Use amendment of a 6.96 +/- acre property located at 1211 E. Maple Street. The applicant is requesting rezoning from R-4 Residential to I-1 Light Industrial and Warehousing and an amendment to the Future Land Use from Low Density Residential (LR) to Multi Use Development (MUD) to allow a proposed usage as a vehicle storage lot. The property is situated on the north side of E. Maple Street west of Bethune Avenue and south of E. Bay Street. The property is located in an area with a mixture of City and County jurisdiction and contains some wetlands. Most of the adjacent commercial and industrial properties are accessed from Story Road. The City's intent is to keep this area residential as commercial or industrial uses would be incompatible with the surrounding residential and institutional uses. Staff has reviewed the application and recommends denial of Ordinances 15-64 and 15-65 for the reasons outlined in the Staff Report.

General discussion of the applicant's preliminary proposed use, traffic flow, wetlands impact, R-4 uses, paving materials, fencing, and the primarily residential/institutional use of Maple St.

Jason Gage, the applicant, presented information to support his requests. He discussed the rezoning criteria and why his rezoning should be allowed, the Future Land Use Map, Story Road Activity Center, and large buffering between Industrial and Residential.

Board Member Weiss stated these issues should be discussed and worked out with City Staff before it is brought to the Board. Community Development Director Williams discussed the Mixed Use designation guidelines. Board Member Jowers also recommended working this item out with Staff first. Jason Gage agreed to table the item.

Motion by David Kassander to recommend tabling 1211 E. Maple Street [Ordinances 15-64 and Ordinance 15-65] until Staff determines the request should be brought to the Board and seconded by Mark DeFuso. Motion carried unanimously 7 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

6. 3107 Daniels Road, Suite 102 – Verizon Wireless

Planner II Carson presented a Special Exception request to allow the installation of two antennas with related telecommunication equipment at 3107 Daniels Road, Suite 102. The two antennas will be surface mounted on the rooftop of an existing Verizon store within the Winter Garden Village at Fowler Groves with a zoning of Planned Commercial Development. The antennas will be visible from ground level but will mostly be obscured from view by the building's parapet walls and existing trees. Staff recommends approval subject to the conditions listed in the Staff Report.

A discussion ensued regarding the height of the parapet walls which varies starting at 3', the visibility of the antennas, and the maximum height condition to be no greater than 10'8".

Board Member Weiss verified that the antennas were strictly for Verizon usage and asked if there was a stipulation that, if the Verizon Store were to close, the antennas would come down. Planner Carson stated there was no condition for removal and these two antennas were replacing existing smaller antennas to improve the Verizon service area.

James Johnston, with Shutts & Bowen, was present on behalf of the applicant. He stated these are small cell antennas to eliminate a dead spot in the Fowler Grove shopping center and were being used instead of installing a tower.

Kerry Burrows, a representative from Verizon, addressed the issue of the antenna's height by stating for every foot away from the edge of the parapet wall the antenna's height had to increase. The antennas were being set back for aesthetic purposes and were not visible from Daniels Road.

A general discussion ensued regarding allowing the antennas and whether precedence was being set for other cell companies. Planner II Carson stated they would be assessed on a case-by-case basis. Also discussed was the visibility and height of the antennas, possible time limits for the antennas, other possible locations, and area coverage.

Motion by Heather Gantt to recommend approval of the Special Exception for 3107 Daniels Road (with Staff Recommendations as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

VARIANCE (PUBLIC HEARING)

7. 12824 Keddlestone Lane – Danh Tran

Planner I Frye presented a request for a Variance to the minimum rear yard setback for the property located at 12824 Keddlestone Lane. The applicant is requesting the variance to allow the construction of a solid roof structure in conjunction with a screened pool enclosure. The solid roof structure is proposed at an 11.5' rear yard setback in lieu of the minimum required 20' rear yard setback in the PUD Zone for Fox Crest Subdivision. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

Board Member Jowers inquired about the conditions. Planner I Frye replied the HOA condition was the structure shall be kept behind the footprint of the house and Staff conditions stated nothing could be built within any easement and the room could not be enclosed.

A discussion ensued regarding the HOA approval and if it had a time limit, the location of the drainage easement and water flow.

Motion by David Kassander to recommend approval of the Variance for 12824 Keddlestone Lane with Staff Recommendations (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 7 - 0.

ADJOURNMENT

Chairman Weiss announced that he will be stepping down from the Planning & Zoning Board after the October 5, 2015 meeting as he is moving out of the Winter Garden area.

There being no further business, the meeting was adjourned at 7:54 pm.

ATTEST:



Customer Service Rep. Kathleen Rathel

APPROVED:



Chairman Eric Weiss Will Hawthorne