WINTER GARDEN

PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
NOVEMBER 2, 2015

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Vice-Chairman Will Hawthorne 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:

Vice-Chairman Will Hawthorne and Board Members: Heather Gantt, David Kassander, Mark Maciel, and new Board Member Christopher Lee

MEMBERS ABSENT:

Mark DeFuso (excused) and Gerald Jowers (excused)

STAFF PRESENT:

City Attorney Kurt Ardaman, 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 September 14, 2015 and seconded by Mark Maciel. Motion carried unanimously 5 - 0.

3. SWEARING IN OF NEW MEMBER / ELECT CHAIRMAN & VICE-CHAIRMAN

New Board Member, Christopher Lee, was given the Oath of Office.

Motion by Mark Maciel to nominate Will Hawthorne for Chairman and seconded by David Kassander. Motion carried unanimously 5 - 0.

Motion by Mark Maciel to nominate David Kassander for Vice-Chairman and seconded by Heather Gantt. Motion carried unanimously 5 - 0.

VARIANCE (PUBLIC HEARING)

5. 2155 Black Lake Boulevard – Eric Sochocki

Planner II Carson presented a Variance request for the property located at 2155 Black Lake Boulevard located within the Stoneybrook West Subdivision. The applicant is requesting the Variance for a dock walkway and floating platform structure that is 300 feet in length in lieu

of the maximum allowed 100 feet in length measured waterward from the normal high water elevation built adjacent to a canal that runs between Black Lake and Lake Tilden. The applicant states it is the minimum length needed to reach a water depth for the dock to be usable for recreational boating. Staff has reviewed the application and recommends approval with the condition that the dock not be located within the canal and that no structures block the visibility of the waterway as outlined in the Staff Report.

Board Member Kassander asked for clarification on location of the dock on the site plan. Planner Carson presented an aerial exhibit displaying the high water elevations and location of the dock and floating platform (*EXHIBIT A*). She also stated this would have to be approved by Saint John's Water Management District and the HOA has already given their approval.

Board Member Hawthorne asked if the dock would be extended into the navigable waterway to which Planner Carson stated it would not.

Al Marien, a neighbor at 2205 Black Lake Blvd., spoke in support of the dock construction.

Jim Thomas, with Biosphere, addressed the Board. He stated his company focuses on wetland restoration and suggested removing non-native plants and trees and replace with native plants.

Eric Sochocki, the applicant, stated he petitioned two years ago to remove the invasive vegetation to create a walkway through the conservation easement. His main use is to fish.

Motion by Heather Gantt to recommend approval of the Variance for 2155 Black Lake Boulevard with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 5 - 0.

6. <u>557 Lake Cove Pointe Circle – Karen Reilly/Summertime Deck & Docks</u>

Planner II Carson presented a Variance request for the property located at 557 Lake Cove Pointe Circle located within the Lake Cove Pointe Subdivision. The applicant is requesting the Variance for a dock that is 130 feet in length in lieu of the maximum allowed 100 feet in length measured waterward from the normal high water elevation. The applicant states it is the minimum length needed to reach a water depth for the dock to be usable for boat navigation on Lake Apopka. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

Board Member Lee questioned the lengths of other docks in that neighborhood. Planner Carson stated most are shorter but end of docks are in similar locations.

Board Member Kassander asked for clarification of the High Water mark.

Motion by David Kassander to recommend approval of the Variance for 557 Lake Cove Pointe Circle with Staff Recommendations (as provided in the agenda packet) and seconded by Christopher Lee. Motion carried unanimously 5 - 0.

7. <u>610 Business Park Boulevard – Douce France Bakery</u>

Community Development Manager Pash presented a Variance request to allow construction of an addition to the building located at 610 Business Park Boulevard at a 10 foot side yard setback in lieu of the minimum required 25 foot side yard setback. The property was developed with a Bakery that opened in 2008 and now requires more space. The variance would allow the construction of a walk-in cooler on the side of the building. Staff recommends approval subject to the conditions listed in the Staff Report.

Motion by Mark Maciel to recommend approval of the Variance for 610 Business Park Boulevard with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 5 - 0.

8. 225 N. Dillard Street – James & Jennifer Dunn

Community Development Manager Pash presented a Variance request for the property located at 225 N. Dillard Street to allow construction of a new home with an open air porch at a 23 foot front yard setback in lieu of the minimum required 30 foot front yard setback. There are four homes located on the same side of the street with the majority of them having setbacks that range from 22 and 25 feet. This property also has a 17 foot undeveloped right-of-way in front. Staff has reviewed the application and recommends approval subject to the conditions in the Staff Report.

Motion by David Kassander to recommend approval of the Variance for 225 N. Dillard Street with Staff Recommendations (as provided in the agenda packet) and seconded by Christopher Lee. Motion carried unanimously 5 - 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:55 pm.

APPROVED:

Chairman Will Hawthorne

ATTEST:

Recording Secretary Kathleen Rathel