WINTER GARDEN

PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
DECEMBER 7, 2015

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

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:

Chairman Will Hawthorne, Vice-Chairman David Kassander, and Board Members: Heather Gantt, Gerald Jowers, Chris Lee, and Mark Maciel

MEMBERS ABSENT:

Mark DeFuso (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 Gerald Jowers to approve the regular meeting minutes of November 2, 2015 and seconded by David Kassander. Motion carried unanimously 6 - 0.

4. PRESENTATION BY THE CITY ATTORNEY

City Attorney Kurt Ardaman made a presentation to the Planning & Zoning Board on the requirements that apply to appointed public officials. Mr. Ardaman discussed their Powers and Duties, Quasi-judicial decisions, Ex-parte communications, Citation of legal authority upon denial, Decision standards for approvals, Sunshine Law, and Voting conflicts.

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

5. 873 Magnolia Street – Walker Bros. Millworks

Planner Carson presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.17 +/- acre enclave located at 873 Magnolia Street. The property is located on the north side of Magnolia Street, west of Gillard Avenue, and east of Beulah Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of

the City's Comprehensive Plan to designate the property as Commercial, and Zoning of C-2. Staff has reviewed and recommends approval of Ordinances 16-11, 16-12 and 16-13.

Motion by David Kassander to recommend approval of Ordinances 16-11, 16-12, and 16-13 with Staff Recommendations (as provided in the agenda packet) and seconded by Gerald Jowers. Motion carried unanimously 6 - 0.

6. 882 Magnolia Street – Walker Bros. Millworks

Planner Carson presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.45 +/- acre enclave located at 882 Magnolia Street. The property is located on the southeast corner of Magnolia Street and Beulah Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Commercial, and Zoning of C-2. Staff has reviewed and recommends approval of Ordinances 16-05, 16-06 and 16-07.

General discussion on the merits of having this area zoned commercial over residential. Planner Carson explained that most of the properties to the north are commercial and a C-2 zoning would be most consistent with the way the area east of Beulah Road is developing.

Motion by Mark Maciel to recommend approval of Ordinances 16-05, 16-06, and 16-07 with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 6 - 0.

7. 883 Magnolia Street – Walker Bros. Millworks

Planner Carson presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.34 +/- acre enclave located at 883 Magnolia Street. The property is located on the north side of Magnolia Street, west of Gillard Avenue, and east of Beulah Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Commercial, and Zoning of C-2. Staff has reviewed and recommends approval of Ordinances 16-08, 16-09 and 16-10.

Motion by Gerald Jowers to recommend approval of Ordinances 16-08, 16-09, and 16-10 [with Staff Recommendations] (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 6 - 0.

8. 1211 Beulah Road – Walker Bros. Millworks

Planner Carson presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.18 +/- acre enclave located at 1211 Beulah Road. The property is located on the east side of Beulah Road, south of Magnolia Street, and north of Palm Avenue. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Commercial, and Zoning of C-2. Staff has reviewed and recommends approval of Ordinances 16-14, 16-15 and 16-16.

Motion by David Kassander to recommend approval of Ordinances 16-14, 16-15, and 16-16 [with Staff Recommendations] (as provided in the agenda packet) and seconded by Chris Lee. Motion carried unanimously 6 - 0.

9. 360 W. Story Road – Jesus Manuel Sanchez & Joselina Aguirre Palacios

Planner Carson presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.22 +/- acre enclave located at 360 W Story Road. The property is located

on the southwest corner of W. Story Road and Burch Avenue. The applicant has requested Annexation into the City, initial Zoning of R-2, and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. Staff has reviewed and recommends approval of Ordinances 15-31, 15-32 and 15-33.

Board Member Hawthorne inquired if a house was already on the property. Planner Carson explained that the property had been recently developed under Orange County regulations but the owner wants to hook the new house to City of Winter Garden services. This item had been tabled several times until discrepancies between Orange County regulations on parking and driveway requirements and the City could be resolved.

Motion by Gerald Jowers to recommend approval of Ordinances 15-31, 15-32, and 15-33 [with Staff Recommendations] (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 6 - 0.

10. 830 Burch Avenue – Campos Property

Planner Frye presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.209 +/- acre enclave located at 830 Burch Avenue. The property is located on the northwest corner of Burch Avenue and Jackson Street. The applicant has requested Annexation into the City, initial Zoning of R-2, and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. Staff has reviewed and recommends approval of Ordinances 16-01, 16-02 and 16-03.

Motion by Chris Lee to recommend approval of Ordinances 16-01, 16-02, and 16-03 [with Staff Recommendations] (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 6 - 0.

11. Dillard and 50 – Dillard at 50, LLC

Community Development Manager Pash presented a Rezoning request for a 6.09 +/- acre property located at the northwest corner of West State Road 50 (West Colonial Drive) and South Dillard Street. The Rezoning from C-2 to PCD will allow development of a +/- 6,000 square foot Wawa Convenience Store with fueling stations, a +/- 3,500 square foot restaurant with drive-thru (Wendy's), a +/- 6,000 square foot retail or restaurant, a +/- 4,500 square foot restaurant with drive-thru (Culver's), a 8,500 square foot retail/office/hotel site, and a retention pond. The old buildings have been demolished, all the individual properties will be required to go through Site Plan review, and Staff recommends approval of Ordinance 16-04.

Community Development Manager Pash stated the Wawa site plan has been submitted. General discussion ensued on landscaping and possible location of a hotel on the site.

Motion by Heather Gantt to recommend approval of Ordinance 16-04 with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 6 - 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 pm.

APPROVED:

Chairman Will Hawthorne

ATTEST:

Recording Secretary Kathleen Rathel