



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
FEBRUARY 1, 2016**

**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: Mark DeFuso, Heather Gantt, Chris Lee, and Mark Maciel

**MEMBERS ABSENT:**

Gerald Jowers (excused)

**STAFF PRESENT:**

City Attorney Kurt Ardaman, Community Development Director Steve Pash, Planner I Jessica Frye, and recording secretary Kathleen Rathel

**3. APPROVAL OF MINUTES**

*Motion by David Kassander to approve the regular meeting minutes of January 4, 2016 and seconded by Will Hawthorne. Motion carried unanimously 6 - 0.*

**PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT**

**4. 801 S. Dillard Street – Winter Garden Park LLC, Lakeside Realty (LOT SPLIT)**

Community Development Director Pash stated this item was not ready to be presented to the Board so Staff recommended this item be tabled until the March 7, 2016 meeting.

*Motion by Chris Lee to table the Lot Split [for 801 S. Dillard Street] to the March 7, 2016 meeting and seconded by Mark DeFuso. Motion carried unanimously 6 - 0.*

**5. Lake Brim Drive, Tract F-1 – Tim & Mary Keating, Saul & Ann Grimes (LOT SPLIT)**

Planner Frye presented a Lot Split request for the property located on Lake Brim Drive, Tract F-1, in the Oakland Park Subdivision Phase 1A-1B. The lot is located on the western side of Tildenville School Road between the applicants' current properties and was purchased to mitigate development. The lot will be split into two lots approximately the same size and will meet the lot size requirements of the Oakland Park PUD zoning designation. There are

currently no plans to develop the two lots, Staff has reviewed the application and recommends approval of the lot split subject to the conditions listed in the Staff Report and memo from DRC.

Board Member Kassander asked what the individual lot sizes would be. Planner Frye replied that each lot would be approximately 111 feet wide by 333 feet deep and 1 acre +/- in size.

***Motion by David Kassander to recommend approval of the Lot Split for Lake Brim Drive, Tract F-1 with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 6 - 0.***

**VARIANCE (PUBLIC HEARING)**

**6. 938 Copenhagen Way – Brian Caravella / Dulando Screen & Awning Inc**

Planner Frye presented a Variance request for the property located at 938 Copenhagen Way. The property is zoned PUD and is within the Sterling Pointe Subdivision. The applicant is requesting an 18 foot rear yard setback in lieu of the minimum required 20 foot rear yard setback to allow construction of a screened in patio with a solid roof. The applicant has received HOA approval. Staff has reviewed the application and recommends approval subject to the conditions of the Staff Report.

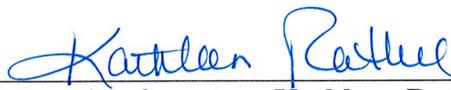
General discussion ensued regarding rear yard setback variance requests and if a minimum should be established.

***Motion by Mark DeFuso to recommend approval of the Variance for 938 Copenhagen Way with Staff Recommendations (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 6 - 0.***

**ADJOURNMENT**

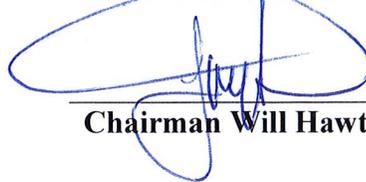
There being no further business, the meeting was adjourned at 6:38 pm.

**ATTEST:**



**Recording Secretary Kathleen Rathel**

**APPROVED:**



**Chairman Will Hawthorne**