



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
APRIL 4, 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 and Board Members: Heather Gantt, Chris Lee, and Mark Maciel

MEMBERS ABSENT:

Vice-Chairman David Kassander and Board Members: Mark DeFuso and Gerald Jowers (excused)

STAFF PRESENT:

City Attorney Kurt Ardaman, Planning Consultant Ed Williams, Community Development Director Steve Pash, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Chris Lee to approve the regular meeting minutes of March 7, 2016 and seconded by Will Hawthorne. Motion carried unanimously 4 - 0.

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

4. 856 Myrtle Avenue –Patricia Bello Flores

Community Development Director Pash presented a voluntary request for Annexation, Future Land Use amendment, and Zoning for a 0.23 +/- acre enclave located at 856 Myrtle 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 Low Density Residential, and Zoning of R-1. Staff has reviewed the application and recommends approval of Ordinances 16-29, 16-30, and 16-31.

Motion by Mark Maciel to recommend approval of Ordinances 16-29, 16-30, and 16-31 with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 4 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

5. 311 S. Main Street – Pilates Center of Winter Garden/Constant Courage

Community Development Director Pash presented a request for a Special Exception Permit for the property located at 311 S. Main Street. The applicant is proposing to build a 323 square foot addition with a separate accessible entrance onto the rear of the building, which will be combined with a portion of the existing building to create a 694 square foot live/work Pilates studio. The property was previously used as a law office and is developed with a parking area with seven spaces in the back. Staff has reviewed and recommends approval of the Special Exception Permit subject to the conditions outlined in the staff report.

General discussion on the available parking and a condition of no parking on the roadway.

Motion by Heather Gantt to recommend approval of the Special Exception Permit for 311 S. Main Street with Staff Recommendations (as provided in the agenda packet) and seconded by Chris Lee. Motion carried unanimously 4 – 0.

6. 14120 W. Colonial Drive – RREF II BHB IV-FL JEH, LLC/M. Maciel & Assoc.

Community Development Director Pash requested the Special Exception Permit for 14120 W. Colonial Drive be tabled to the May 2, 2016 Board Meeting as Board Member Maciel would have to recuse himself from voting on this item so there would be no quorum.

No action was required and the item will be re-advertised.

VARIANCE (PUBLIC HEARING)

7. 1571 Victoria Way – Larry & Candi Ort

Community Development Director Pash presented a Variance request for the property located at 1571 Victoria Way. The applicant is requesting a variance to the minimum rear yard setback to build a screen room with a solid roof addition on the existing concrete slab located on the north (rear) side of the house. The variance would allow the addition to be built at a rear yard setback of 10 feet in lieu of the minimum required 17 foot rear yard setback. Staff has reviewed the application, finds that it is consistent with and meets the criteria for variance approval, and recommends approval.

Board Member Lee asked about the neighboring property setbacks. Mr. Pash stated neighboring properties have similar structures.

Motion by Chris Lee to recommend approval of the Variance for 1571 Victoria Way [with Staff Recommendations] (as provided in the agenda packet) and seconded by Will Hawthorne. Motion carried unanimously 4 - 0.

8. 16098 Johns Lake Overlook Drive – Laurie & Michael Duguid

Community Development Director Pash presented a Variance request for the property located in the Hickory Hammock subdivision at 16098 Johns Lake Overlook Drive. The applicant is requesting a variance to Section 118-1323(d)(2)V to allow a new dock to be built that is 1,276 square feet in lieu of the maximum allowed size of 1,000 square feet. The City approved a master dock plan for Hickory Hammock that allowed all the docks to range from 1,150 to 1,200 square feet to reach a water depth that would function for boats. The applicant is requesting a 100 square foot addition to the previously approved dock plan of 1,176 square

feet in order to widen the walkway to 5 feet in lieu of 4 feet to allow handicap accessibility. Staff has reviewed the application, finds it meets the criteria for variance approval, and recommends approval subject to the conditions outlined in the Staff Report which states the boat dock can never be enlarged.

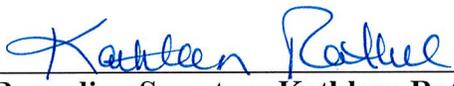
Chairman Hawthorne clarified that the only change to the master dock plan was the change from 4 foot wide to 5 foot wide and everything else was consistent with the master dock plan.

Motion by Mark Maciel to recommend approval of the Variance [for 16098 Johns Lake Overlook Drive] with Staff Recommendations (as provided in the agenda package) and seconded by Heather Gantt. Motion carried unanimously 4 - 0.

ADJOURNMENT

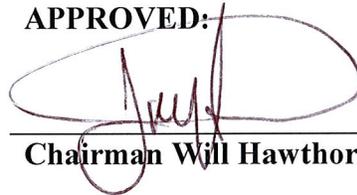
There being no further business, the meeting was adjourned at 6:42 p.m.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:



Chairman Will Hawthorne