



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JULY 11, 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: Heather Gantt, Gerald Jowers, and Chris Lee

MEMBERS ABSENT:

Mark DeFuso (excused) and Mark Maciel (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 Gerald Jowers to approve the regular meeting minutes of June 6, 2016 and seconded by David Kassander. Motion carried unanimously 5 - 0.

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

4. 16 E. Vining Street – Mary Ann Davis (REZONING)

Planner Frye presented a rezoning request for the 0.34 +/- acre property located at 16 E. Vining Street. The property is currently zoned R-2 Residential with a future land use of R-NC Residential-Neighborhood Commercial. The property is improved with two residential dwellings with a PVC fence separating the two homes. The applicant is requesting a rezoning from R-2 to R-NC. The applicant currently has no plans to alter the residential uses and any proposed commercial uses would require a Special Exception permit with additional reviews and permitting to convert to commercial use. Staff has reviewed the Rezoning application and recommends approval subject to the conditions listed in the Staff Report.

General discussion ensued on the R-NC zoning area and Future Land Use plan.

Motion by Gerald Jowers to recommend approval [for 16 E. Vining Street] and seconded by Heather Gantt [with Staff Recommendations] (as provided in the agenda package). Motion carried unanimously 5 - 0.

5. 15304 Tilden Road – Foundation Academy (PUD REZONING)

Community Development Director Pash presented a PUD Rezoning request for the 67.66 +/- acre property located at 15304 Tilden Road. The project is currently operating as a school and has a maximum capacity of 1,200 students. The applicant is requesting to rezone the property from R-1 to Planned Unit Development. The PUD Ordinance outlines a 2.6 acre commercial area at the corner of Mann Road and Avalon Road which would allow uses such as a barber shop, small office, or small retail that fits to a neighborhood scale and is consistent with a commercial area located across the street. A communication tower site is proposed to be located at the southeast corner near State Road 429. The current sports facility has baseball and football fields but larger fields are planned. The proposed lighting on the new fields will meet Dark Sky requirements. The PUD will allow Foundation Academy to have student boarding and a Developer's Agreement recorded in 2007 is still in place regulating the maximum number of students to 1,200. Future submittals for Site Plans will require traffic studies which could require additional entrances and the possibility of limiting the traffic movement. Staff has reviewed the rezoning request, finds it meets all the criteria, and recommends approval of Ordinance 16-37.

Board Member Lee addressed the comments from surrounding residents concerned about traffic flow. Mr. Pash stated the Ordinance contains conditions about submitting traffic studies and with the new traffic lights being installed believes it will help with the traffic.

Board Member Kassander asked about neighborhood meetings and notifications. Mr. Pash stated a community meeting was held on May 4, 2016 with notifications sent to all property owners in Belle Meade, Alexander Ridge, and other surrounding neighborhoods.

Chairman Hawthorne asked if the football stadium was limited to any specific location on the site and height. Mr. Pash stated the height restriction is limited to 35 feet and the field is to be located by State Road 429.

David Buckles, President of Foundation Academy, stated two of the four softball fields in the athletic complex would be removed and replaced with the new football field.

Brian Denham of Denham Engineering, 5212 Timberview Terrace in Orlando Florida, addressed the football field issue. He stated it is currently located near the Alexander Ridge Subdivision but would be moved as close to the Expressway as possible and away from subdivisions. Current ballfield lighting would be replaced and updated.

Chairman Hawthorne questioned the R-1 zoning. Mr. Pash stated Foundation Academy applied for a Special Exception in 2006 to allow the school, a Developer's Agreement was recorded in 2007, and a Site Plan review was completed. The current PUD includes all the requirements for uses and for the Architectural guidelines for the commercial portion.

Char Sibiga, 2222 Romanum Drive in Alexander Ridge, voiced her concerns about the possibility of a gas station being installed. Mr. Pash stated a gas station would be prohibited.

Motion by Gerald Jowers to recommend approval [of the Rezoning for 15304 Tilden Road with Staff Recommendations] (as provided in the agenda package) and seconded by Chris Lee. Motion carried unanimously 5 - 0.

VARIANCE (PUBLIC HEARING)

6. 327 Bayside Avenue – Michael A. Craft

Planner Frye presented a side and rear yard setback Variance request for 0.23 +/- acre property located at 327 Bayside Avenue in the Kings Bay Subdivision. The applicant is requesting a variance to construct a 240 square foot shed at a 2 foot side yard setback in lieu of the minimum required 10 foot side yard setback and at a 5 foot rear yard setback in lieu of the minimum required 24 foot rear yard setback. The applicant has provided HOA approval. Staff has reviewed the variance request, believes it meets all the criteria, and recommends approval subject to the conditions listed in the Staff Report.

Motion by Heather Gantt to recommend approval of the Variance for 327 Bayside Avenue with Staff Recommendations (as provided in the agenda package) and seconded by David Kassander. Motion carried unanimously 5 - 0.

7. 816 E. Fullers Cross Road – Thomas Buchan

Community Development Director Pash presented a Variance request for the 1.28 +/- acre property located at 816 E. Fullers Cross Road. The applicant is requesting a variance to construct a 1,350 square foot accessory shed/shop at a 50 foot rear yard setback in lieu of the minimum required 71 foot rear yard setback. Staff has reviewed the variance request, believes it meets all the criteria, and recommends approval subject to the conditions listed in the Staff Report.

Motion by David Kassander to recommend approval of the Variance for 816 E. Fullers Cross Road with Staff Recommendations (as provided in the agenda package) and seconded by Will Hawthorne. Motion carried unanimously 5 - 0.

ADJOURNMENT

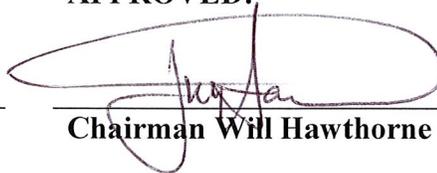
There being no further business, the meeting was adjourned at 6:48 p.m.

ATTEST:



Recording Secretary Kathleen Rathel

APPROVED:



Chairman Will Hawthorne