



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
MARCH 5, 2018**

**1. CALL TO ORDER**

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.

Quorum was declared present.

**Present:** Chairperson Will Hawthorne, Vice-Chairperson Rachel Saunders, and Board Members: Henry Haddock, Gerald Jowers, Gabriel Kotch, Chris Lee, and Matthew Matin

**Absent:** none

**Staff Present:** City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and recording secretary Kathleen Rathel

**2. APPROVAL OF MINUTES**

*Motion by Gerald Jowers to approve the regular meeting minutes of February 5, 2018. Seconded by Chris Lee and carried unanimously 7 - 0.*

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

**3. 557 9<sup>th</sup> Street – Mirella Bernales & Christian Espinoza (ANNEX / FLU / REZONING)**

Urban Designer Carson presented a voluntary request for Annexation, Future Land Use designation of Low Density Residential, and R-2 Zoning for the 0.21 +/- acre property located at 557 9<sup>th</sup> Street. The applicant has requested annexation in order to be provided with City services. Staff has reviewed the application and recommends approval of Ordinances 18-14, 18-15, and 18-16.

*Motion by Chris Lee to recommend approval of Ordinances 18-14, 18-15, and 18-16. Seconded by Rachel Saunders and carried unanimously 7 - 0.*

**4. 720 Magnolia Avenue – Helen Merchant (ANNEX / FLU / REZONING)**

Urban Designer Carson presented a voluntary request for Annexation, Future Land Use designation of Low Density Residential, and R-2 Zoning for the 0.16 +/- acre property located at 720 Magnolia Avenue. The applicant has requested annexation in order to be provided with City services. Staff has reviewed the application and recommends approval of Ordinances 18-11, 18-12, and 18-13.

*Motion by Matt Matin to recommend approval of Ordinances 18-11, 18-12, and 18-13. Seconded by Gerald Jowers and carried unanimously 7 - 0.*

**VARIANCE**

**5. 711 Winter Street – Kristin Klinka Johnson & Philip Johnson**

Senior Planner Friedman first introduced himself to the Board then presented a variance request for the 1.05 +/- acre property located at 711 Winter Street which lies directly across the street from the City’s water treatment plant. The applicants have requested a variance to allow construction of a four foot tall wooden fence in the front yard in lieu of the maximum allowed three foot fence height for the front yard. Staff has reviewed the application and recommends approval of the variance subject to the condition that the fence be designed and constructed according to the example provided in the agenda packet.

General discussion ensued regarding fences on surrounding properties.

*Motion by Gabe Kotch to recommend approval of the variance for 711 Winter Street with Staff Recommendations (as provided in the agenda packet). Seconded by Henry Haddock and carried unanimously 7 – 0.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:37 p.m. to the next meeting scheduled for April 2, 2018.

**ATTEST:**

**APPROVED:**

                  /S/                  

                  /S/                  

**Recording Secretary Kathleen Rathel**

**Chairperson Will Hawthorne**