



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
APRIL 2, 2018**

1. CALL TO ORDER

Chairperson 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, Chris Lee, and Matthew Matin

Absent: Gabriel Kotch (excused)

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 March 5, 2018.
Seconded by Chris Lee and carried unanimously 6 - 0.*

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

3. 227 S. Main Street – West Orange Montessori School (REZONING)

Senior Planner Friedman presented a request for Rezoning for the 0.625 +/- acre property located 227 S. Main Street. This property is located at the northeast corner of E. Maple Street and Main Street and is the former location of the Montessori School. The applicant has requested to rezone from R-2 Residential District to R-NC in order to use the property as a proposed office. Staff has reviewed the application and recommends approval of Ordinance 18-17.

Board Member Haddock inquired if the school had been an approved use. Mr. Friedman replied it was an approved use in the R-2 zone.

Motion by Chris Lee to recommend approval of the Rezoning for 227 S. Main Street (Ordinance 18-17). Seconded by Henry Haddock and carried unanimously 6 – 0.

4. 2001 Avalon Road – Thomas J. Karr, Jr. (Alexander Ridge) PCD REZONING

Urban Designer Carson presented a request for PCD (Planned Commercial Development) Zoning for a 4.00 +/- acre property located at 2001 Avalon Road. The property is currently zoned PUD with a commercial Future Land Use designation and was part of the Alexander Ridge PUD which stipulated the land would need PCD rezoning prior to any development. The applicant intends to develop the site with multiple commercial uses including a 13,000

+/- square foot daycare facility and a 3,000 +/- multi-tenant retail building. A vacant 2 acre parcel on the east side will be developed in the future subject to the PCD Ordinance. Staff has reviewed the application and, after several community meetings and design refinements, recommends approval of Ordinance 18-19.

Chairperson Hawthorne inquired if the connection to Mann Road would be built when the daycare was built. Ms. Carson replied it was one of the stipulations to have multiple points of entry.

Board Member Saunders asked about buffering between the residential and commercial. Ms. Carson stated there is an existing six foot wall on the south edge and there will be additional landscaping.

Motion by Gerald Jowers to recommend approval [of the Rezoning] for 2001 Avalon Road [Ordinance 18-19]. Seconded by Matt Matin and carried unanimously 6 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

5. 14120 & 14230 W. Colonial Drive – Gardenia Plaza LLC (West Market) PRE-PLAT

Urban Designer Carson presented a request for Preliminary Plat Approval for the 18.20 +/- acre property located at 14120 and 14230 W Colonial Drive, also known as the West Market property. The property was previously rezoned to PCD (Ordinance 18-09). The applicant proposes to replat with seven commercial lots and develop 82,000 +/- square feet of retail and restaurant space. Staff has reviewed the application and recommends approval subject to the conditions outlined in the Staff Report.

Motion by Will Hawthorne to recommend approval of the Preliminary Plat for 14120 and 14230 W. Colonial Drive [with Staff Recommendations] (as provided in the agenda packet). Seconded by Chris Lee and carried unanimously 6 – 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

6. 305 Beulah Road – Faith Family Community Church of the Nazarene

Urban Designer Carson presented a request for a Special Exception for the 5.66 +/- acre property located at 305 Beulah Road in order to construct a new monument sign with an electronic message center to be built in the R-1 zoning district. The sign meets all other City code requirements in terms of maximum height and copy area. Staff has reviewed the application and recommends approval subject to the conditions outlined in the Staff Report.

Chairperson Hawthorne inquired if the sign would be dimmed at night. Ms. Carson stated a Staff condition stipulated the sign must be turned off between 11 pm and 6 am.

Motion by Rachel Saunders to recommend approval of the Special Exception for 305 Beulah Road [with Staff Recommendations] (as provided in the agenda packet). Seconded by Henry Haddock and carried unanimously 6 – 0.

VARIANCE

7. 1941 Lake Roberts Landing Drive – Streamline Permitting Inc. (Demchak boathouse)

Urban Designer Carson presented a request for a variance for the 0.77 +/- acre property located at 1941 Lake Roberts Landing Drive. The variance would allow a dock to be constructed that is 1,324 square feet in area in lieu of the maximum allowed 1,000 square feet in area. The property previously received three dock variances on October 2, 2017. As the dock was being designed the applicant realized there would not be room for a seating area. One of the previous variances allotted 1,240 square feet so the new request is for an

additional 84 square feet of dock area. Staff has reviewed the application and recommends approval of the variance subject to the conditions outlined in the Staff Report.

Discussion ensued regarding most of the dock area was used for the very long walkway and the additional square footage would be located next to the boat slip for a seating area. HOA approval had been received and all other conditions still apply.

Motion by Rachel Saunders to recommend approval [of the variance for 1941 Lake Roberts Landing Drive with Staff Recommendations] (as provided in the agenda packet). Seconded by Matt Matin and carried unanimously 6 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:44 p.m. to the next meeting scheduled for May 7, 2018.

ATTEST:

APPROVED:

/S:/

/S:/

Recording Secretary Kathleen Rathel

Chairperson Will Hawthorne