



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
JULY 9, 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 Dan Langley, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Heather Strong, and recording secretary Kathleen Rathel

**2. APPROVAL OF MINUTES**

*Motion by Rachel Saunders to approve the regular meeting minutes of June 4, 2018 with the revision of adding 'excused' after the absent members. Seconded by Gerald Jowers and carried unanimously 5 - 0.*

**SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

**3. 1185 Elboc Way – Ranger Construction Industries**

(Board Member Matin arrived at 6:32 pm)

Senior Planner Friedman presented a request for a Special Exception Permit for the 32.17 +/- acre property located at 1185 Elboc Way and carries a zoning of I-2 Industrial. The applicant is requesting a Special Exception Permit to allow the addition of 3 new asphalt silos with a maximum height of 65 feet next to 3 existing silos of the same height, the removal and replacement of 8 liquid storage tanks with a maximum height of 45 feet, and moving the existing pile of asphalt millings (outside storage) to the southern parcel with a maximum height of 40 feet. Mr. Friedman handed out a revised Summary listing a landscaping berm along the northeast portion of the property. (*See Exhibit A*) This berm will be in addition to the berm recommended on the northwest portion. Staff has reviewed the application and recommends approval subject to the revised conditions outlined in the Staff Report.

Board Member Lee inquired if the applicant was in agreement with the revised conditions. Mr. Friedman stated they worked out the wording with the applicant. The new berm was due to concerns from adjacent property owners regarding the dust and particulate matter. The property is still required to go through site plan review and these matters will be addressed at that time.

John Sullivan, owner of JBTM LLC & Harvey's Trailer Sales, adjacent properties at 12348 and 12374 W Colonial Drive, appreciated the additional buffer. He asked the Board be diligent with respect to the impacts from the additional capacity for Ranger Construction's asphalt plant as well as impacts on traffic and the environment.

Rick Merkel with Highland Engineering, 79 W Illiana St, Orlando FL, is the Civil Engineer for Ranger Construction. He stated the new silos were to add an alternative product and not increase production. Shifting the millings pile to the south would help the particulate matter.

Attorney Langley asked how this Special Exception relates to the first Special Exception in place on this property and if the existing conditions continue to apply. Mr. Pash replied the previous Special Exception was just for the silos. This one is for 3 additional silos at the same height, the replacement of 8 liquid storage tanks, and placing a limit on the height of the millings pile.

*Motion by Gerald Jowers to recommend approval of the Special Exception [for 1185 Elboc Way] with Staff Recommendations (as provided in the agenda packet) and revised conditions (Exhibit A). Seconded by Chris Lee and carried unanimously 6 - 0.*

**VARIANCES (PUBLIC HEARING)**

**4. 141 W Vining Street – Molly & Chad Walker**

Senior Planner Friedman presented a request for two residential variances for the 0.19 +/- acre property located at 141 W Vining Street with a zoning designation of R-2. The variances would allow a 442 square foot addition to the front of the existing single-family dwelling at a 25' front yard setback in lieu of the minimum required 30' front yard setback and at an 8.3' side yard setback in lieu of the minimum required 10' side yard setback and a 630 square foot covered porch on the rear of the structure at an 8.3' side yard setback in lieu of the minimum required 10' side yard setback. Staff has reviewed the application and recommends approval subject to the conditions outlined in the Staff Report.

Board Member Lee asked why Staff was recommending approval. Mr. Friedman stated there had been a covered porch on the front and the slab is existing. The western edge of the home is already at the 8.3' setback and the additions would be extensions of the current structure.

*Motion by Chris Lee to recommend approval of the variances for 141 W Vining Street with Staff Recommendations (as provided in the agenda packet). Seconded by Rachel Saunders and carried unanimously 6 – 0.*

**5. 216 N Lakeview Avenue – Lucas Travis and Megan Guida**

Urban Designer Carson stated that Staff recommends this item be Tabled to the next Planning & Zoning meeting while the applicants address additional structures not shown on the survey.

*Motion by Matt Matin to recommend Tabling (216 N Lakeview Avenue) to the August 6, 2018 Planning & Zoning meeting. Seconded by Henry Haddock and carried unanimously 6 – 0.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:49 p.m. to the next meeting scheduled for August 6, 2018.

**ATTEST:**

**APPROVED:**

/S/

/S/

**Recording Secretary Kathleen Rathel**

**Chairperson Will Hawthorne**

# EXHIBIT A

- Revised -

within the staff report.

## SUMMARY

City Staff recommends approval of the proposed special exception permit to allow the addition of the three new silos, removal and replacement of the liquid storage tanks, and move the aggregate mound with the following conditions:

- 1) The heights allowed for the three new silos will be no taller than the approved 65' feet.
- 2) The removal and replacement of the eight liquid storage tanks will be no taller than 45' feet.
- 3) The new aggregate mound will be no taller than 40' feet.
- 4) The applicant will provide a 6' foot tall landscaped berm in accordance with the landscape plan provided with this special exception request. The trees must meet the height and caliper requirements of the landscape plan at planting. All materials shall be maintained in a healthy state and allowed to grow into a thick buffer area.
- 5) If the topography and site conditions allow, the applicant will provide a berm with a minimum 3:1 slope ratio, and landscape buffer along the northern most portion of the property to include canopy trees, understory trees, and shrubs at the same caliper, maturity, and the landscape to be planted on the western berm. The approximate location of the landscape buffer will be located north of the existing equipment shop along the 250 ± linear feet of the parking lot between the edge of the asphalt and the drainage ditch.

If the topography and site conditions do not allow for a landscaped berm on the southern side of the drainage ditch, the applicant shall provide a 10' foot landscape buffer along the property line on the northern side of the drainage ditch with the same landscape composition as previously stated for the berm.