



**Planning and Zoning Board
Regular Meeting Minutes
October 5, 2020**

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:32 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Explanation of GoTo Webinar instructions were given due to virtual meeting.

Present: Chairman Will Hawthorne and Board Member Joseph Dunn, Jr. attended in person and Co-Chairman Chris Lee along with Board Members Steve Ambielli and Gabe Kotch via remote GoTo Webinar.

Absent: Board Member Mark Hide (Excused)

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, IT Director Chad Morrill and Recording Secretary Edlyn Gonzalez.

Attendees:

Phil Baker of 125 W Smith Street, Jenelle Schmidli of The Platting Queen at 15625 Boggy Oak Circle, Ron Mueller of 709 Lake Cove Point Circle, Ben Wavell of 10 W. Vining Street, Dustin Alexander of Foundlife Church at 1001 W. Plant Street and Richard Sederland of 155 S. Main Street attended in person.

Chris Bravo of Bravo Engineering, Nick Asma, Mark Gerenger and Lindsay Swantek attended via GoTo Webinar.

2. APPROVAL OF MINUTES

Motion by Board Member Kotch to approve the regular meeting minutes of September 14, 2020. Seconded by Board Member Dunn and carried unanimously 5 – 0.

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

3. 1001 W. Plant Street (WS-2 A Found Life) PUD Rezoning

Parcel ID # 22-22-27-0000-00-009 & 22-22-27-0000-00-146

Senior Planner Friedman presented a request for rezoning of the property at 1001 W. Plant Street to a PUD to allow for development of Assisted Living Facility along with

site improvements of a recreation areas, open space and stormwater ponds. Staff recommends approval of Ordinances 20-37.

Board Members inquired about the wetlands along the west side and the twenty-five foot buffer along this wetland area if it will remain and if the two parcels will be re-platted? City staff confirmed that this project will have to go through plat and site plan reviews. During this process, the maintenance and shared parking road way will be addressed.

Resident Nick Asma, inquired about open space not noted on plan, if parking on the site plan for future development would remain as a grass lot until the gymnasium is developed. City staff stated that when the site plan is developed, then the parking area will be addressed. Inquired if there might be a traffic light at intersection of Lakeview and Plant Street? City staff stated no plan for light at this intersection as part of this project but as future development on this corner this may be part of that development. Resident inquired about of the proposed road to this property would be widened? City staff stated that it would be widened about 4 feet as part of this project.

Motion by Board Member Dunn to approve the rezoning of 1001 W Plant Street with staff conditions. Seconded by Board Member Kotch and carried unanimously 5 – 0.

4. 199 S Main Street & 158 S Woodland Street (Smith Street Luxury Studios) PUD Rezoning

Parcel ID # 23-22-27-2888-09-064 & 23-22-27-7968-00-021

Urban Designer Kelly Carson stated staff has been in contact with the applicants for this project and wish to table this item to the next November 2, 2020 Planning and Zoning Board meeting. Board Members Hawthorne, Kotch, and Dunn expressed they were contacted about this project by residents expressing their opinions of this project and inquiring about the opinions of the board members on this project.

Motion by Board Chairman Hawthorne to table this item to the November 2, 2020 Planning and Zoning Board Meeting. Seconded by Board Member Dunn and carried unanimously 5 – 0.

5. 855 & 955 S. Dillard Street (Central Parc at Winter Garden) PCD Rezoning

Parcel ID # 12-22-27-6496-21-008 & 12-22-27-6496-21-013

Urban Designer Kelly Carson presented this project to request a rezoning of the property at 855 & 955 S. Dillard Street to a PCD to allow for four new buildings; two townhome buildings and third building allowing for a two-story commercial /office building and the fourth building as a commercial/ office space with multi-family residential units (condos) on the second floor. This project would also include associated site development of recreation facilities, parking, sidewalks, pedestrian amenities and landscaping, buffering and open spaces. Staff recommends approval of Ordinance 20-47.

Board member inquired about definition of wet detention, wet retention and dry retention ponds? This was clarified by Board Chairman Hawthorne.

Chris Bravo of Bravo Engineering LLC representing the applicant, clarified the board's questions about the breezeway verses driveway and retention pond verses detention pond as a mechanical verses infiltration of the pond. These were clarified. The flipped orientation of the elevations exhibited in the Ordinance was also clarified by City staff.

Motion by Board Chairman Hawthorne to approve this PCD rezoning at 855 & 955 S. Dillard Street. Seconded by Board Member Dunn and carried unanimously 5 – 0.

6. **21 W Smith Street (Smith & Boyd Commercial Bldg.) Rezoning**
Parcel ID # 23-22-27-2888-08-071

Senior Planner Friedman presented a request for rezoning the property of 21 W. Smith Street to C-1 Central Commercial District for construction of an office building. Staff recommends approval of Ordinance 20-52.

Board members inquired about building on the aerial view photo of this site? City staff stated this is an existing home on site and owners were informed of the proposed rezoning.

Motion by Board Member Kotch to approve this rezoning for 21 W. Smith Street with staff recommendations. Seconded by Co-Chairman Lee and carried unanimously 5 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

7. **321 S. Dillard Street Suite 329 (Wave Media Systems) SEP**
Parcel ID # 23-22-27-7948-02-060

Senior Planner Friedman presented a request for approval of a Special Exception for the property of 321 S Dillard Street Suite 329 to allow for a home media showroom with retail use in the C-3 Professional Office Zoning District. Staff recommends approval of the Special Exception.

Board member inquired if this for just for the end unit of the building. Staff confirmed yes this is just for the end unit. *[Later after this meeting, it was determined that the correct address of this property is 329 S. Dillard Street]*

Motion by Board Member Dunn to approve this Special Exception Permit with staff conditions. Seconded by Co-Chairman Lee and carried unanimously 5 – 0.

Adjournment

There being no further business, the meeting was adjourned at 7:03 p.m. to the next meeting scheduled for November 2, 2020 at 6:30 p.m.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary Colene Rivera

Chairman Will Hawthorne