



**Planning and Zoning Board  
Regular Meeting Minutes  
February 1, 2021**

**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:** Chairman Will Hawthorne, Co-Chairman Chris Lee and Board Members Joseph Dunn, Jr., Mark Hide, and Steve Ambielli attended in person. Board Member Gabe Kotch attended remotely via the Go-To Webinar.

**Absent:** None

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

**Attendees:** Nick Asma, Doug Mathews, Roy Hester of Planned Furniture Promotions at 6107 Foxfield Ct. in Windermere, Jenelle Schmidli of The Platting Queen at 1562 Boggy Oak Ct., Karen Jewell of David Jewel and Steven & Marlene Kittendorf of 546 Palio Ct. in Ocoee via physical attendance and Bruce Taylor of Dave Schmitt Engineering Inc. via webinar.

**2. APPROVAL OF MINUTES**

***Motion by Board Member Lee to approve the regular meeting minutes of January 11, 2021. Seconded by Board Member Hide and carried unanimously 6 – 0.***

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

**3. 1060 Tildenville School Rd (Tildenville School Road Annexation) Annexation, FLU, Zoning Parcel ID # 21-22-27-0000-00-053**

Urban Designer Carson presented a request to annex into the City the address of 1060 Tidlenville School Road and amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential and to rezone to R-1 Single-Family Residential. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves. Staff recommends approval of Ordinances 21-06, 21-07, and 21-08.

***Motion by Board Member Hide to approve the Annexation, Future Land Use and Zoning of 1060 Tildenville School Road. Seconded by Board Member Lee and carried unanimously 6 – 0.***

**4. 503 S Main Street (Jewell Property) Rezoning**

Parcel ID # 23-22-27-8576-02-160

Urban Designer Carson presented a request to rezone the property at 503 S Main Street from R-2 Residential District to R-NC Residential-Neighborhood Commercial District. Staff recommends approval of Ordinance 21-09. The Board received clarification that this property would still be utilized as Single Family Residential and should the property owner wish to propose a commercial use for the property in the future, this would require a Special Exception review process.

***Motion by Board Member Dunn to approve the Rezoning of 503 S Main Street. Seconded by Board Member Ambielli and carried unanimously 6 – 0.***

**PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT**

**5. 1577 & 894 Beard Road – (Winter Garden Self Storage) Preliminary Plat Approval**

Parcel ID # 25-22-27-0000-00-052 & 25-22-27-0000-00-002

Senior Planner Friedman presented a request to approve the Preliminary Plat for the subject property. The preliminary plat is for Winter Garden Storage Planned Commercial Development (PCD). The Winter Garden Self Storage is a PCD that consists of 3-story storage building, six single-story storage buildings, outside parking, a retention pond, and landscaping. Staff recommends approval subject to the conditions of the Staff Report.

***Motion by Board Member Hawthorne to approve the Preliminary Plat for 1577 & 894 Beard Road. Seconded by Board Member Lee and carried unanimously 6 – 0.***

**6. 450 Lakeview Rd fka 1001 W Plant St. – (Golden Pond Ph II ALF) Preliminary Plat Approval**

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

Senior Planner Friedman presented a request of the Preliminary Plat for the address of 450 Lakeview Road. The preliminary plat is for the Golden Pond Phase II Assisted Care and Living Facility. The Golden Pond Phase II (ACLF) is part of the Found Life PUD that consists of a single-story, 60 bed assisted living facility with parking spaces, a retention pond, enhanced landscaping, and new access road. Staff recommends approval subject to the conditions of the Staff Report. The Board confirmed there will be a right of way dedicated to the City of Winter Garden. Project Engineer, Bruce Taylor at 12301 Lake Underhill Rd. addressed the Board via webinar available for questions. No questions from the Board.

***Motion by Board Member Lee to approve the Preliminary Plat for 450 Lakeview Rd fka 1001 W Plant St. Seconded by Board Member Hide and carried unanimously 6 – 0.***

**SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

**7. 101 1<sup>st</sup> Street – (A&R Auto Repairs, Inc.) Special Exception Permit**

Parcel ID # 23-22-27-8816-07-010

Senior Planner Friedman presented a Special Exception Permit for the property located at 101 1st Street. If approved, this Special Exception Permit will allow auto service and repair in a C-2 Arterial Commercial District. Staff recommends approval the Special Exception Permit subject to the conditions outlined in the Staff Report. Property owner addressed the Board available for questions. No questions from the Board.

***Motion by Board Member Dunn to approve the Special Exception Permit for 101 1<sup>st</sup> Street subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 6 – 0.***

**VARIANCE (PUBLIC HEARING)**

**8. 509 S Lakeview Ave – (Kittendorf Residence) Variance**

Parcel ID # 23-22-27-2468-00-850

Senior Planner Friedman presented a request to approve a variance for the property located at 509 South Lakeview Ave. If approved, this variance will allow a front yard setback of 25 feet in lieu of the required 30 foot front yard setback, a side yard setback of 5 feet in lieu of the required 10 foot and a rear yard setback of 15 feet in lieu of the required 30 feet, in order to build a single-family home with a detached garage. Staff recommends approval subject to the condition outlined in the Staff Report.

***Motion by Board Member Lee to approve the Variance at 509 S Lakeview Ave subject to staff conditions. Seconded by Board Member Hide and carried unanimously 6 – 0.***

Chairman Will Hawthorne adjourned the meeting at 6:52 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, March 1, 2021 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/s/

/s/

Recording Secretary Edlyn Gonzalez

Co-Chairman Christopher Lee