



**Planning and Zoning Board
Regular Meeting Minutes
February 6, 2023**

1. CALL TO ORDER

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:34 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 and Board Members Steve Ambielli, Dennis Armstrong, Linda Bennett, and Jimmy Dunn.

Absent: Board Members Mark Hide (Excused) and Gabe Kotch (Excused)

Staff Present: City Attorney Kurt Ardaman, Planning Director Kelly Carson, Senior Planner Shane Friedman, Planner I Amber McDonald, and Recording Secretary Ellen King.

Attendees: Jacob Salas of 232 North Street, Mary Solik of Doty Solik Law, Mike Van Den Abbeel of 2209 Howard Drive, Randall Gill of 16741 Gullfloss Terrace, Jordan Strasberg of Strasberg Construction & Development, and Rebecca Zamora of 400 N Main Street.

WELCOME NEW MEMBER

Chairman Hawthorn welcomed new member, Linda Bennett, to the Planning & Zoning Board.

VICE- CHAIRMAN RECOMMENDATION

Chairman Hawthorn requested nominations from the board members for the Vice-Chairman position. Chairman Hawthorn requested a vote of approval for nomination of Steve Ambielli as Vice-Chairman of the Planning & Zoning Board. It was approved unanimously 5 - 0.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of January 9, 2023. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

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

3. 996 E Plant Street (Mosaic Winter Garden Salon) FUTURE LAND USE AMENDMENT & CAPUD REZONING

Parcel ID # 13-22-27-0000-000-22

Planning Director Carson presented a request for a Future Land Use Amendment and CAPUD Rezoning for the address of 996 E Plant Street. Approvals would include demolishing the existing office building and constructing three new commercial buildings along with improvements. Staff recommends approval of Ordinances 23-05 and 23-06.

Board members inquired about draft Ordinance 23-06 regarding maximum impervious, wording of Staff Condition #3 on reclaim and site plan calculations for required and provided parking?

City Staff responded with various methods that the applicant can meet their stormwater requirements per SJRWMD; site plan parking is reviewed on an individual basis during site plan submittal and shared parking analysis is reviewed during building permits due to mix uses within the CAPUD zoning.

No one from the public wished to speak on behalf of this item. Mary Solik of Doty Solik Law, legal counsel for the applicant was present for questions. No further questions on this item.

Chairman Hawthorn asked for a summary of the language change in the draft Ordinance 23-06? City Staff stated an additional statement will be included to allow provisions to the reclaimed water system to connect to reclaim water when these lines become available in the area.

Motion by Board Member Hawthorne to approve Ordinance 23-05 and 23-06 for the Future Land Use Amendment and CAPUD Rezoning for the address of 996 E Plant Street subject to the suggested reclaim language to Ordinances 23-06, and staff conditions. Seconded by Board Member Armstrong and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

4. 16755 Broadwater Avenue (Rariden Cabana) VARIANCE

Parcel ID # 05-23-27-8901-00-260

Planner McDonald presented a request for a variance for the property located at 16755 Broadwater Avenue for a detached cabana. Staff recommends approval subject to conditions outlined in the Staff Report.

Neither the Board nor general public had any questions or concerns regarding this Variance.

Motion by Board Member Armstrong to approve the Variance for the property located at 16755 Broadwater Avenue subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

5. 16741 Gullfloss Terrace (Gill Family Patio Extension) **VARIANCE**
Parcel ID # 05-23-27-8530-00-330

Senior Planner Friedman presented a request for a Variance located at 16741 Gullfloss Terrace to construct an outdoor patio with a roof. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members inquired about impervious calculations? City Staff responded that impervious calculations would be done at time of building permit submittal.

No one from the public wished to speak on behalf of this project.

Motion by Board Member Ambielli to approve the Variance at the location of 16741 Gullfloss Terrace subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 6:53 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, March 6, 2023 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

/S/

Recording Secretary Ellen King

APPROVED:

/S/

Chairman Will Hawthorne