



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

1. CALL TO ORDER

Co-Chairman Chris Lee 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: Co-Chairman Chris Lee and Board Members Joseph Dunn, Jr., Mark Hide, and Steve Ambielli

Absent: Chairman Will Hawthorne and Board Member Gabe Kotch

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

Attendees: William Maki of Daly Design Group, Allan Loughed of LRG Construction, and Scott Holder of Winter Garden Commerce attended in person. Lydia Negron and Zang Doug attended via webinar.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of February 1, 2021. Seconded by Board Member Hide and carried unanimously 4 – 0.

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

**3. 38 & 42 N Boyd Street (Island Ease LLC; Albert C Valdes, Jr.) PCD Rezoning
14-22-27-5656-00-850 & -840**

Community Development Director Pash presented the city-initiated request to rezone the subject property to PCD as part of the Downtown Winter Garden plans for new parking space. Rezoning the property would permit the future development of a new two-story building with commercial/retail on the first floor and office space on the second floor. The proposed rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

The Board received clarification that the surface parking lot associated with this development would provide a significantly greater amount of parking spaces than the exiting availability.

Motion by Board Member Dunn to approve the Rezoning for 38 & 42 N Boyd St. subject to staff conditions. Seconded by Co-Chairman Lee and carried unanimously 4 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

4. **Garden Commerce Pkwy** (Winter Garden Commerce Center Ph2) Preliminary Plat
24-22-27-0000-0021

Senior Planner Friedman presented a request to approve the Preliminary Plat for the subject property. The preliminary plat is part of the Winter Garden Commerce Center Planned Industrial Development (PID). The preliminary plat consists of five (5) lots and the extension of the Garden Commerce Parkway.

Motion by Board Member Hide to approve the Preliminary Plat for Garden Commerce Parkway subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

VARIANCE (PUBLIC HEARING)

5. **282 E Newell Street** (Lougheed Proposed Residence) Variance
14-22-27-8016-00-570

Senior Planner Friedman presented a request for a variance to the Winter Garden Code of Ordinances Section 118-398(1)(a)&(b) for the subject property. If approved, this variance will allow a front yard setback of 16 feet in lieu of the required 30 feet, and a side yard setback of 9 feet in lieu of the required 10 feet, in order to build a 2-story single-family home.

The Board inquired if the City has a maximum square footage limit for single-family residences. Staff confirmed not at this time. The Board expressed concern about the removal of large existing Oak trees. Staff advised that two of the Oak trees at the front of the property would remain. Allan Lougheed of 17608 Deer Isle Cir addressed the Board to clarify that he is working with an Arborist to remove invasive species of trees on the back of the property and replace with live Oak trees. Lougheed explained that the vision is to maintain the feel of Downtown Winter Garden and match the façade of the house to the existing character of the City.

