



**Planning and Zoning Board
Regular Meeting Minutes
April 5, 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 and Board Members Joseph Dunn, Jr., Mark Hide, and Steve Ambielli attended in person. Board Member Gabe Kotch attended remotely via Go-To Webinar.

Absent: Co-Chairman Chris Lee

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: Stan Waller, Don Reynolds, Iliana Jones, Geoffrey Bashioum, Matthew Chester, Kenneth Floyd, Kenneth Morris, Emily Rubin, Karen & David Jewell, Pedro & Diana Galvan, and Kathy & Robert Tate.

2. APPROVAL OF MINUTES

Motion by Chairman Hawthorne to approve the regular meeting minutes of March 1, 2021 and carried unanimously 5 – 0.

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

**3. 859 S Lakeview Ave – (Vineland Road Christian Fellowship) Annexation
Parcel ID #23-22-27-8199-00-225 & -226**

Community Development Director Pash presented a request for annexation and amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the subject property as Neighborhood Residential Commercial and to rezone to R-NC Residential Neighborhood Commercial. Annexation will provide a more efficient delivery of services to the property and further the objectives of the City's Comprehensive Plan to eliminate enclaves. Staff recommends approval of Ordinances 21-12, 21-13, and 21-14.

Questions or Discussion

The Board received clarification that the subject property is owned by the church and there is no intended development at this time.

Motion by Board Member Hide to approve the Annexation of 859 S Lakeview Avenue & S Lakeview Avenue with Staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

4. **503 S Main Street** – (7WHSKRS Cat Rescue, Inc) Special Exception
Parcel ID #23-22-27-8576-02-160

Urban Designer Carson presented a request to approve a Special Exception Permit for the property located at 503 S Main Street. If approved, this Special Exception Permit will allow for a nonprofit cat rescue organization and associated appointment-only cat cafe to operate within an existing building on the property. The cat café aspect is intended to support the rescue organization’s mission to allow space for potential adopters to interact with adoptable cats. A limited number of cats will board on site with the majority of them living at foster homes. Cats will be brought on site for appointments with potential adopters. Staff recommends approval the Special Exception Permit subject to the conditions outlined in the Staff Report.

Questions or Discussion

The Board inquired about the number of parking spaces provided. Staff confirmed parking will be part of the required Site Plan approval process and must meet code requirements. Staff clarified parking calculations are based on the square footage of the unit as well as the applicant’s confirmation of eight patrons maximum allowed at one time. The Board also inquired about sign regulations allowed in R-NC zoning. Staff confirmed the applicant must adhere to the special code provision for permitted non-residential uses in residential areas. Staff advised these specific regulations would permit for a much smaller sign than that of true commercial zoning. The Board expressed admiration for this unique proposal.

Motion by Board Member Dunn to approve the Special Exception Permit for 503 S Main Street. Seconded by Board Member Ambielli and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

5. **706 Valencia Shores Drive** – (Randy Kraft Property) Variance
Parcel ID #15-22-27-8842-00-180

Urban Designer Carson addressed the Board to inform all of the applicant’s decision to withdraw this variance application.

6. **121 Agnes Street** – (Costa Residence – Element Home Builders) Variance
Parcel ID #14-22-27-2088-00-090

Community Development Director Pash presented a variance request for the property located at 121 Agnes Street to allow a front yard setback of 15 feet in lieu of the required 30 feet, and a rear yard setback of 15 feet in lieu of the required 26 feet. If approved, the variance will allow for an open front porch and an attached garage. Staff recommends approval subject to the conditions outlined in the Staff Report.

Questions or Discussion

Emily Rubin of 115 Agnes Street directly west of the subject property addressed the Board to express full support for the variance request to the front and rear setbacks.

Motion by Chairman Hawthorne to approve the Variance at the location of 121 Agnes Street. Seconded by Board Member Hide and carried unanimously 5 – 0.

Adjournment

Chairman Will Hawthorne adjourned the meeting at 6:45 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, May 3, 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