



**Planning and Zoning Board  
Regular Meeting Minutes  
November 2, 2020**

**1. CALL TO ORDER**

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 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. and Steve Ambielli attended in person along with Board Members Gabe Kotch and Mark Hide via remote through the GoTo Webinar.

**Staff Present:** City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, IT Director Chad Morrill and Recording Secretaries Edlyn Gonzalez and Colene Rivera.

**Attendees:**

Lisa Lyons of 1605 S Highland Ave, Brooke Chea of Eleven 18 Architecture, Kim McCann of Eleven 18 Architecture, Bill Hockensmith of Florida Engineering Group, Franco Scala of F&J Developers, Phil Baker of 125 W Smith Street and Katie Patterson of 7067 Fence Line Drive.

**2. APPROVAL OF MINUTES**

*Motion by Co-Chairman Lee to approve the regular meeting minutes of October 6, 2020. Seconded by Board Member Dunn and carried unanimously 6 – 0.*

**3. Change January Planning & Zoning meeting date from January 4, 2021 to January 11, 2021.**

Community Development Director Pash presented to board the proposal to change the January 2021 Planning and Zoning Board meeting to January 11, 2021 due to the holiday weekend so close to the original date.

*Motion by Chairman Hawthorne to move the January P&Z meeting date to January 11, 2021. Seconded by Board Member Hide and carried unanimously 6-0.*

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

**4. 428 Magnolia Street (Jowers Family Enterprises) Annexation, Zoning, FLU Parcel ID # 26-22-27-8110-01-090**

Community Development Director Pash presented a request for voluntary annexation of the property at 428 Magnolia Street. This property is designated Low Density Residential and would be rezoned to R-1 Single-Family Residential. Staff recommends approval of Ordinances 20-49, 20-50, and 20-51.

***Motion by Board Member Dunn to approve the annexation of 428 Magnolia Street into the city limits of Winter Garden. Seconded by Board Member Ambielli and carried unanimously 6 – 0.***

**5. 199 S Main St & 158 S Woodland St (Smith St Luxury Studios) PUD Rezoning  
Parcel ID # 23-22-27-2888-09-064 & 23-22-27-7968-00-021**

Urban Designer Carson presented a request to rezone the +/- 1.07 acre property located on the northeast corner of S Main Street and E Smith Street to PUD to permit the development of a new two/three-story building, which will feature 38 apartment dwelling units and a small café on the first floor corner unit. The building will be situated along the adjacent road frontages to almost completely obscure the 54 parking spaces located within the site's interior areas. Access to the parking lot will be off of S Woodland Street. She went into details of this project in review over the past two years and the various boards that have had input and direction on this project. She further described the elevation, trees and landscaping elements, scale of this project, described the gateway, style and parking specific to this project. Staff recommends approval of Ordinance 20-19.

Board members inquired about retail on the first floor only? City staff confirmed this is the case; Parking on the site and on the street? Parking on the site and along Main Street only nothing along Smith Street; of the onsite parking how many are for visitors/ guest? City staff confirmed that there are 6 guest parking spots; City Manager also elaborated that the city is adding an additional parking lot for public parking that will be total of 500 additional spaces.

Resident, Phil Baker of 125 W Smith Street, spoke in opposition of this development. His opposition was regarding project being built in historic downtown district, in sufficient parking on the site, limited open space on the site, and overall size of building and architectural style. City Manager Bollhoefer then discussed each point with counter points and in the end stated, the city respectfully agrees to disagree with Mr. Baker.

Board members then inquired about C1 Zoning vs. the Planned Development zoning and clarified that the developer creates the zoning standards within the PD zoning specific to each property location. Chairman Hawthorne also stated that a letter was presented in favor of this project by Chris Yandell of 186 S Main Street, Winter Garden, FL.

***Motion by Board Member Lee to approve the PUD rezoning for the addresses of 199 S Main Street and 158 S Woodland Street. Seconded by Board Member Dunn and carried unanimously 6 – 0.***

**VARIANCE (PUBLIC HEARING)**

**6. 332 East Fullers Cross Road (Paris McNamara Shed) Variance**  
Parcel ID # 11-22-27-5456-00-020

Senior Planner Friedman presented a request to allow a variance for the property located at 332 East Fullers Cross Road. These variances will allow a 384 square foot shed to be constructed with a twelve (12) foot rear yard setback in lieu of the minimum required forty (40) foot rear yard setback. Staff recommends approval of the variance subject to any conditions outlined in the Staff Report.

Board members inquired about height of shed and if there was a restriction of height? City staff confirmed that the maximum height could be no more than 12 feet high.

***Motion by Board Member Ambielli to approved the variance for the address of 332 East Fullers Cross Road. Seconded by Board Member Hide and carried unanimously 6-0.***

Chairman Hawthorne adjourned the meeting at 7:36 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, December 7, 2020 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

ATTEST:

APPROVED:

/S/

/S/

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Recording Secretary Colene Rivera

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Co-Chairman Chris Lee on behalf of  
Chairman Will Hawthorne