



PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
MARCH 2, 2020

1. CALL TO ORDER

Vice-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: Vice-Chairman Chris Lee and Board Members: Steve Ambielli, Joseph Dunn, Jr., Henry Haddock, and Gabe Kotch

Absent: Chairman Will Hawthorne (excused) and Mark Hide (excused)

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Soraya Karimi, and recording secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Joe Dunn to approve the regular meeting minutes of February 3, 2020.

Seconded by Steve Ambielli and carried unanimously 5 – 0.

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

3. 356 E Lafayette St & 497 W J Peters Lane (New Maxey ES) ANNEX/FLU AMEND/REZONE

Planner Karimi presented a request for annexation into the City, Future Land Use Amendment from Orange County Low-Medium Density Residential to City Low Density Residential, and a zoning designation of R-2 for the 0.82 +/- acre property located at 356 E. Lafayette Street and 497 W J Peters Lane. The property is currently vacant and is adjacent to the new Maxey Elementary school. The applicant is proposing to use the property as open space or drainage. Staff recommends approval of Ordinances 20-16, 20-17 and 20-18 subject to any conditions listed in the Staff Report.

Motion by Gabe Kotch to recommend approval of Ordinances 20-16, 20-17 and 20-18.

Seconded by Joe Dunn and carried unanimously 5 – 0.

4. 1577 & 894 Beard Road (Winter Garden Self Storage) FLU AMEND/REZONE

(Page 3 of Ord. 20-21 was revised and presented to the Board – see Exhibit A)

Senior Planner Friedman presented a request for Future Land Use Amendment from Low Density Residential to Commercial and a rezoning from R-1 Residential to PCD Planned Commercial Development for the 6.01 +/- acre property located at 1577 and 894 Beard Road. The property at 1577 Beard Road contains a small two-story wood frame house while the property at 894 Beard Road is undeveloped. The applicant is proposing to develop the two properties with 114,641 square feet of personal self-storage consisting of one three-story main building with five single story storage structures surrounding an internal vehicle storage area with canopies for RVs and Boats. Additional improvements to the property include landscaping, storm water pond, and a five-foot sidewalk along Beard Road. Staff

recommends approval of Ordinances 20-20 and 20-21 subject to the conditions outlined in the Staff Report and Ordinances.

Board Member Haddock asked for clarification that the property directly to the south of the site was wetlands. Mr. Friedman replied it was a conservation/wetlands area and no development was proposed for it.

Board Member Dunn inquired about the location of adjacent single family dwellings. Mr. Friedman replied there would still be R-1 zoning to the west and to the east of the site but there would be buffers.

Resident Tom Hagen, 720 Sunburst Cove Lane, Winter Garden Florida, voiced his objection. He cited issues regarding the sharp S-turn on Beard Road, the safety of children walking to and from school, commercial property not appropriate in a residential rural area, environmental impact to an existing eagles' nest, flooding of neighborhood properties with the decrease of green space, and storm water drainage.

Resident John Meyer, 468 Wrangler Road, Winter Garden Florida, voiced his objection also citing the unsafe S-turn. He can see the turn from his house and knows the difficulty school buses have negotiating it so he believes large RVs and boats will also have difficulty with it.

Civil Engineer Selby Weeks of Klima Weeks Engineering, responded to the objections:

- Road safety has been reviewed with City Staff and the turns help with traffic calming
- Sidewalks will be installed from Roper Reserve to the end of the seller's property
- A Commercial project but this usage has one of the least amounts of daily traffic trips
- The three-story main building will help act as a buffer between the turnpike and the residential area
- Utilities are being trenched to conserve the oak trees which also act as buffers
- The eagles' nest buffer radius will be retained as required by the US Fish & Wildlife
- There are no wetland impacts being proposed
- The site meets storm water requirements
- Environmental issues will be addressed

A discussion ensued regarding how adding a commercial project in this area could open the area up for additional commercial sites and the limited single use of the proposed project.

Motion by Joe Dunn to recommend approval of the FLU and PCD Rezoning for 1577 and 894 Beard Road (Ordinances 20-20 and 20-21). Seconded by Steve Ambielli.

Board Member Dunn remarked that many good points were made and countered. He thinks this project meets compatibility criteria and Staff took many issues into account.

Board Member Haddock agreed that Staff has done a great job of addressing issues. He feels additional commercial encroachment should be limited.

Motion carried 4 – 1 with Chris Lee voting against.

5. 12920 & 12921 Reaves Road (Stoneybrook Senior Living) FLU AMENDMENT

Urban Designer Carson presented a request for Future Land Use Amendment from City Low Density Residential to City Medium Density Residential for the 10.75 +/- acre property located at 12920 and 12921 Reaves Road. The Low Density Residential designation had been approved with the annexation and rezoning on October 7, 2019. City Commission tabled the Ordinances to allow the applicant to address issues with the community. The applicant agreed to a number of additional conditions as part of the PUD. The Future Land Use designation change will account for the Independent Living units on site and allow up to

10 dwelling units per acre. The property has strict PUD requirements which severely restricts the use on the land. Staff recommends approval of Ordinances 19-27 and 19-29.

General discussion ensued to clarify the project is all age-restricted senior housing and the number of units was still the same as previously approved.

Motion by Henry Haddock to recommend approval of the Future Land Use Amendment Ordinances 19-27 and 19-29. Seconded by Chris Lee and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

6. 42 W Vining Street (Vonda Kay (Meyer) & Michael Ogden)

Urban Designer Carson presented a request to amend a variance for the 0.19 +/- acre property located at 42 W. Vining Street. The property received variance approval by Planning and Zoning Board on November 5, 2018 with an extension granted on December 2, 2019 to allow construction of a detached 2-car garage with a side yard setback of 8 feet in lieu of the minimum required 10 feet, a rear yard setback of 5 feet in lieu of the minimum required 30 feet, and 18 feet in height in lieu of the maximum allowed 12 feet. The amended variances would allow the construction to be located at a side yard setback of 5 feet and 16 feet in height, the 5 feet rear yard setback would remain. The property is zoned R-2 with a Low Density Residential Future Land Use designation and is developed with a one-story single family residence. Staff recommends approval subject to the conditions outlined in the Staff Report.

Motion by Gabe Kotch to recommend approval of the variance amendment for 42 W Vining Street [with Staff Recommendations] (as provided in the agenda packet). Seconded by Joe Dunn and carried unanimously 5 – 0.

7. 776 Business Park Blvd (Robert Lizzi)

Senior Planner Friedman presented a request for a variance for the 0.855 +/- acre property located at 776 Business Park Blvd. The property has a Future Land Use Designation of Multi-Office Industrial, is zoned I-1 Light Industrial and Warehousing District, and is currently undeveloped. The applicant is requesting a side yard setback of 20 feet in lieu of the minimum required 25 feet and a front yard setback of 31 feet in lieu of the minimum required 50 feet in order to develop a new 11,465 square foot office/warehouse building. Staff recommends approval of subject to the conditions listed in the Staff Report.

Motion by Steve Ambielli to recommend approval of the variances for 776 Business Park Blvd with Staff Recommendations (as provided in the agenda packet). Seconded by Henry Haddock and carried unanimously 5 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:15 p.m. to the next meeting scheduled for April 6, 2020 at 6:30 p.m.

ATTEST:

/S/

Recording Secretary Colene Rivera on behalf of Kathleen Rathel

APPROVED:

/S/

Chairman Will Hawthorne

- e. **Permitted Uses-** The permitted uses allowed on the Property are as follows:
1. Self-storage facility with associated management office.
- f. **Permitted Accessory Uses-** Permitted accessory uses on the Property are as follows:
1. Accessory uses are not allowed in this PCD.
- g. **Special Exception Uses-** The special exception uses for this Property are as follows:
1. There are no special exception uses for this property.
- h. **Prohibited Uses-** Any use not specifically set forth in this Ordinance as a Permitted or Special Exception Use is prohibited. Without limiting the foregoing, the following are expressly prohibited:
1. Residential uses.
 2. Motels, hotels, rooming houses.
 3. Concrete, block, and asphalt plants including batch plants.
 4. Automobile junkyards, scrap yards, and salvage yards.
 5. Manufacturing activities.
 6. Industrial activities.
 7. Garages (commercial).
 8. Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited.
 9. Storage of liquefied petroleum products and petrochemical products.
 10. The on-site operation of businesses by tenants or lessees of individual storage unit(s).
 11. Billboard.
 12. Adult or pornographic book, magazine, video and novelty stores.
 13. Adult entertainment.
- i. **Signage** – All proposed signs shall conform Exhibit “B”. All other signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 and Chapter 102 of the City of Winter Garden Ordinances. Signs will be permitted separately.