



**Planning and Zoning Board
Regular Meeting Minutes
August 2, 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 (excused) and Board Member Gabe Kotch (excused)

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Jordan Kowalchik, IT Director Chad Morrill and Recording Secretary Edlyn Gonzalez.

Attendees: Suzzanne Watson, Dennis Robinson, Christopher Mills, DC Johnson and Robert Walker.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of July 12, 2021. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

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

3. W. Morgan Street & Vineland Road (Morgan Street Office/Retail Complex)

Future Land Use, Rezoning

Parcel ID #23-22-27-7824-00 -090; -080; -030; -050; -060

Urban Designer Carson presented a request on the applicant's behalf to postpone this item to the next scheduled Planning & Zoning Board meeting on September 13, 2021.

Motion by Co-Chairman Lee to postpone this item to the following scheduled meeting on September 13, 2021. Seconded by Board Member Hide and carried unanimously 4 – 0.

4. 12950 & 12962 W. Colonial Drive (Mainstreet PCD) Annexation, Future Land Use, Rezoning

Parcel ID #25-22-27-9384-01-182 & -180

Urban Designer Carson presented a request for annexation into the City and amendment of the FLU designation of one parcel (12950 W Colonial Drive) to City Commercial and to rezone the entire subject property (12950 & 12962 W Colonial Drive) to Planned Commercial Development (PCD) to permit the development of a single-story bank building. The development would include three drive-thru banking lanes and associated site elements such as parking areas, landscaping, sidewalks, site furnishings, and a storm water pond. The proposed annexation, FLU

amendment, and rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of ordinances 21-21, 21-22, and 21-23.

The Board complimented the proposed project and inquired about the community meeting that was scheduled for this project resulting in no public attendance. The Board questioned if this is a common outcome. Staff explained that the surrounding properties are mainly commercial locations, which tend to express less concern than residential areas with citizen neighbors. The Board understood and expressed appreciation for the City's effort to hold a community meeting.

Motion by Board Member Hide to approve the Annexation, Future Land Use and Rezoning at the location of 12950 & 12962 W. Colonial Drive subject to staff conditions. Seconded by Co-Chairman Lee and carried unanimously 4 – 0.

5. **648 Magnolia Street** - Annexation, Future Land Use, Rezoning
Parcel ID #25-22-27-9384-02-011

Urban Designer Carson presented a request for annexation into the City and amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential and to rezone to R-1 Single-Family Residential. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves. Staff recommends approval of ordinances 21-24, 21-25 and 21-26.

Motion by Board Member Dunn to approve the Annexation, Future Land Use and Rezoning at the location of 648 Magnolia Street. Seconded by Board Member Ambielli and carried unanimously 4 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

6. **311 N Dillard Street** (Dillard St. Elementary Marquee Sign) Special Exception Permit
Parcel ID #14-22-27-0000-00-019

Senior Planner Friedman presented a request for a Special Exception Permit in order to allow an electronic message center (EMC) sign for the property located at 311 N Dillard Street. If approved the special exception will allow an EMC on the Dillard Street Elementary monument sign in a residential district.

Motion by Board Member Hide to approve the Special Exception at the location of 311 N Dillard Street subject to staff conditions. Seconded by Co-Chairman Lee and carried unanimously 4 – 0.

VARIANCE (PUBLIC HEARING)

7. **311 N Dillard Street** (Dillard St. Elementary Marquee Sign) Variance
Parcel ID #14-22-27-0000-00-019

Senior Planner Friedman presented a request for a variance in order to allow a greater square footage for an electronic message center (EMC) sign for the property located at 311 N Dillard Street. If approved the variance request would allow an EMC that is 21 square feet in area in lieu of the required 9.58 square feet maximum for the Dillard Street Elementary monument sign.

Staff recommended approval of the variance and noted past approvals for other schools in the district. Additionally, Staff added a new condition on the floor to require the EMC sign to shut off at 8pm.

The Board inquired if the other schools with approved EMC signs are also conditioned to an 8pm shut off time. Staff confirmed.

Motion by Board Member Dunn to approve the Variance at the location of 311 N Dillard Street subject to staff conditions including shut off by 8pm. Seconded by Co-Chairman Lee and carried unanimously 4 – 0.

8. 721 Lake Cove Pointe Circle (Lessard Family Screen Room) Variance
Parcel ID #15-22-27-4430-22-190

Urban Designer Carson presented a request for a variance for the property located at 721 Lake Cove Pointe Circle. If approved, this variance will allow a screen room with a composite (solid) roof to be constructed with a rear yard setback of 13.4 feet in lieu of the required 24-foot rear yard setback. Staff recommends approval of the variance request subject to staff conditions.

The Board received confirmation that the applicant obtained HOA approval.

Motion by Board Member Ambielli to approve the Variance at the location of 721 Lake Cove Pointe Circle subject to staff conditions. Seconded by Board Member Hide and carried unanimously 4 – 0.

9. 4 Foster Street (Watson Front Porch) Variance
Parcel ID #22-22-27-0876-00-070

Urban Designer Carson presented a request for a variance for the property located at 4 Foster Street. If approved, the variances will allow a new covered front porch to be constructed with a side yard setback of 3.89 feet in lieu of the required 10 - foot side yard setback, and a front yard setback of 20 feet in lieu of the required 30 - foot front yard setback.

The Board commented that the proposed wrap around porch is compatible with Winter Garden's preferred architecture.

Motion by Board Member Hide to approve the Variance at the location of 4 Foster Street subject to staff conditions. Seconded by Co-Chairman Lee and carried unanimously 4 – 0.

10. 710 Archus Court (Reyes Screen Room) Variance
Parcel ID # 25-22-27-8283-00-220

Senior Planner Friedman presented a request for a variance for the property located at 710 Archus Court in order to build a screened porch. If approved, this variance will allow a rear yard setback of 13.5 feet, in lieu of the required 20 - foot rear yard setback.

The Board clarified that the proposed variance would not affect any neighbors due to the amenitized pond behind the subject property.

DC Johnson of Florida Pool Enclosures at 1400 S Ronald Reagan Blvd. Longwood, FL addressed the board in representation of the builder for this project. Mr. Johnson discussed the following points to confirm the proposed variance would not hinder the surrounding areas of the subject property. Mr. Johnson noted that this property is one of two homes total on this side of cul-de-

sac, and they have obtained a letter of support from the neighbor. He also clarified that the other side of the home is a park, and behind the property lies the amenitized pond.

Motion by Board Member Dunn to approve the Variance at the location of 710 Archus Drive subject to staff conditions. Seconded by Board Member AMBIELLI and carried unanimously 4 – 0.

11. 611 Lake Cove Pointe Circle (Flynn Addition) Variance
Parcel ID # 15-22-27-4430-00-020

Staff recommended postponement to the following scheduled Planning & Zoning Board meeting on September 13, 2021.

Motion by Co-Chairman Lee to postpone this item to the following scheduled meeting on September 13, 2021. Seconded by Board Member Hide and carried unanimously 4 – 0.

12. 1678 Malcolm Pointe Drive (Walker Patio Renovation) Variance
Parcel ID # 12-22-27-8790-00-070

Senior Planner Friedman presented a request for a variance for the property located at 1678 Malcolm Pointe Drive to allow the construction of a roof over an existing patio. If approved, this variance will allow a rear yard setback of 27 feet 2 inches, in lieu of the required 29 feet 8 inch setback minimum. Provided that similar Variances have been approved in this neighborhood and HOA approval was obtained for this property, Staff recommends approval of the Variance subject to staff conditions.

The Board commented that the subject property abuts Fullers Cross Road, therefore; would not encroach on anything.

Motion by Co-Chairman Lee to approve the Variance at the location of 1678 Malcolm Pointe Drive subject to staff conditions. Seconded by Board Member AMBIELLI and carried unanimously 4 – 0.

Co-Chairman, Chris Lee adjourned the meeting at 6:52 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, September 13, 2021 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Chairman, Will Hawthorne