



**Planning and Zoning Board
Regular Meeting Minutes
September 13, 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, Co-Chairman Chris Lee and Board Members Gabe Kotch, Joseph Dunn, Jr. and Mark Hide.

Absent: Board Members Steve Ambielli (excused)

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Senior Planner Shane Friedman, Planner I Jordan Kowalchik, IT Director Chad Morrill and Recording Secretary Colene Rivera.

Attendees: John Silva of JS Construction, Bill Hockensmith of Florida Engineering Group, Al Clancy and Lauren Josselyn of 205 Surprise Drive, Gregory Crawford of Florida Engineering Group and Carl Jacobs of Element Home Builders.

2. APPROVAL OF MINUTES

Motion by Board Member Lee to approve the regular meeting minutes of August 2, 2021. Seconded by Board Member Hide and carried unanimously 5 – 0.

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

3. 616, 620, 628 & 634 S. Lakeview Ave (Lakeview Village Estates) PUD

Parcel ID # 12-22-27-6496-31-056, -012, -005, -051, -037, -032, -041, and -027

Community Development Director Pash presented a request to rezone the property (616, 620, 628, & 634 S Lakeview Ave; W Story Rd; 215 W Cypress St; 224 W Lafayette St; 615 S Central Ave; S Central Ave) to Planned Unit Development (PUD) to permit the construction of 26 new single-family homes and 14 new townhome units in three (3) separate townhome buildings. Staff recommends approval of Ordinance 21-27.

Board Members inquired if the layout of this project is consistent with the area? Staff confirmed it would be. No other questions and no public request to speak on this item.

Motion by Board Member Hawthorne to approve the Planned Unit Development for these properties to allow the proposed construction. Seconded by Board Member Lee and carried unanimously 5 – 0.

4. 35, 41 W Morgan St and 965, 981 & 981 Vineland Rd (Morgan Street Office Retail Complex) PCD

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

Community Development Director Pash presented a request to amend the FLU designation of two of the parcels (35 & 41 W Morgan St) and rezone the entire property (35 & 41 W Morgan St & 965, 981, 995 Vineland Rd) to Planned Commercial Development (PCD) to permit the development of the site with a single-story office/retail building. Staff recommends approval of Ordinances 21-19 and 21-20.

Board members inquired about the difference in this proposal from what was tabled at last month's meeting for this item? Staff confirmed the change was discussion with the neighbors to add a limited access. This south entrance gate would only allow emergency vehicles and city services passage. No one from the public wished to speak for/against this item.

Motion by Board Member Dunn to approved this FLU designation and rezoning to a PCD for development of the site for office/ retail building. Seconded by Board Member Hide and carried unanimously 5 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

5. 1170 Elboc Way (Lanier Auto Sales Inc) SPECIAL EXCEPTION PERMIT

Parcel ID # 25-22-27-8814-00-030

Senior Planner Friedman presented a request to approve a special exception permit at the address of 1170 Elboc Way to allow for automobile sales inside a warehouse. Staff recommends approval of the special exception subject to the conditions outlined in the Staff Report.

Board members did not have any questions nor was there anyone from the public wishing to speak on this item

Motion by Board Member Hide to approve the Special Exception at the location of 1170 Elboc Way subject to staff conditions. Seconded by Board Member Kotch and carried unanimously 5 – 0.

VARIANCE (PUBLIC HEARING)

6. 523 S Lakeview Avenue (Peavey Screen Enclosure) Variance

Parcel ID # 23-22-27-2468-00-800

Planner I Kowalchik presented a request for the location of 523 S Lakeview Avenue for a variance to the Winter Garden Code of Ordinances Section 118-398 (1) (b) & (c) to allow for a new covered porch extension to be constructed within the side yard setback of nine feet and a rear yard setback of 21 feet. Staff recommends approval of the variance subject to any conditions outlined in the Staff Report.

Board members inquired for clarification if applicant was planning to extend the current screen enclosure and if screen porch will remain as an open area with no A/C? Staff stated applicant will remove current screen porch and rebuild the requested extended screen enclosure and it is to remain an open screen with no A/C to this area.

No one from the public wished to speak for/against this item.

Motion by Board Member Dunn to approve the Variance at the location of 523 S Lakeview Avenue subject to staff conditions. Seconded by Board Member Kotch and carried unanimously 4 – 0.

7. 342 Lake Amberleigh Drive (Friday Screen Room) VARIANCE

Parcel ID # 25-22-27-0125-00-620

Planner I Kowalchik presented a request for a variance to the Winter Garden Code of Ordinances Section 118-352(1) (c), for the property located at 342 Lake Amberleigh Drive. If approved the variance will allow a new covered screen extension to be constructed with a rear yard setback of nine (9) feet in lieu of the required 25 feet rear yard setback. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired if the applicants had obtained HOA approval and if there was any conflicts with the neighbors? Staff confirmed HOA approval and no conflict with the surrounding residences.

No one from the public wished to speak for/against this item.

Motion by Board Member Hawthorne to approve the Variance at the location of 342 Lake Amberleigh Drive with staff conditions. Seconded by Board Member Lee and carried unanimously 4 – 0.

8. 611 Lake Cove Pointe Circle (Flynn Addition) VARIANCE

Parcel ID # 15-22-27-4430-00-020

Senior Planner Friedman presented a request for a variance to the Winter Garden Code

of Ordinances Section 118-308(1)(c) for the property located at 611 Lake Cove Pointe Circle. If approved, this variance will allow a 21 foot 8 inch rear yard setback, in lieu of the required 24-foot rear yard setback minimum, in order to build a two-story addition to their home. Staff recommends approval of the variance subject to the conditions outlined in the Staff Report.

Board members inquired if the applicants had obtained HOA approval? Property Owner spoke to this question and confirmed HOA approval with conditions of the addition must match the style and color of house.

No one from the public wished to speak for/against this item.

Motion by Board Member Dunn to approve the Variance at the location of 611 Lake Cove Pointe Circle with staff conditions. Seconded by Board Member Lee and carried unanimously 4 – 0.

9. 205 Surprise Drive (Clancy Fence Variance) VARIANCE
Parcel ID # 14-22-27-9392-01-330

Senior Planner Friedman presented a request to approve a variance to the Winter Garden Code of Ordinances Section 118-1297(a)(1) for the property located at 205 Surprise Drive. If approved, this variance will allow a front yard fence to be 5 feet in height in lieu of the required 3 feet, in order to install a black aluminum security fence. Staff recommends approval of the variance subject to the conditions outlined in the staff report.

No further questions from Board or public to this item.

Motion by Board Member Hawthorne to approve the Variance at the location of 205 Surprise Drive subject to staff conditions. Seconded by Board Member Hide and carried unanimously 4 – 0.

Chairman Hawthorne rescinded for Item 10 and Co-Chairman Lee become the chairman for this item.

10. 757 Bainbridge Loop (Hawthorne Addition) VARIANCE
Parcel ID # 13-22-27-1793-01-600

Senior Planner Friedman presented a request to approve a variance for the property located at 757 Bainbridge Loop. This variance to Winter Garden Code of Ordinances Section 118-308(1)(b) was approved by the Planning & Zoning Board on September 14th, 2020, which allowed a side yard setback of 5 feet, in lieu of the required 10 feet, in order to build a third attached garage bay. Staff recommends approval of the variance extension.

Board Members inquired if anything has changed from original request. Staff stated variance has remained the same just requested extension due to COVID- 19 restrains.

No one from the public wished to speak for/against this item.

Motion by Board Member Dunn to approve the Variance Extension at the location of 757 Bainbridge Loop subject to staff conditions. Seconded by Board Member Lee and carried unanimously 4 – 0.

ORDINANCE (PUBLIC HEARING)

11. Ordinance 21-34; Marsh Road Area Moratorium

Community Development Director Pash stated this Ordinance 21-34 will be postponed to a future undetermined date. No Board action was needed for this request at this time.

Chairman Will Hawthorne adjourned the meeting at 6:54 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, October 4, 2021 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary, Colene Rivera

Chairman, Will Hawthorne