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PLANNING & ZONING BOARD

To: Jerry Carris
James Dunn
James Gentry
Kent Horsley
Mark Maciel
Mac McKinney
Rohan Ramlackhan

CC: Mike Bollhoefer, City Manager
Dan Langley, City Attorney
Ed Williams, Planning Consultant
Tim Wilson, Community
Development Director
Bill Wharton, Principal Planner
Regina McGruder-Jones, Planner II
Brandon Byers, Planner II

RE: Agenda – March 01, 2010 - 6:30 PM
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

-
1. Call to Order
 2. Roll Call and Determination of Quorum
 3. Approval of minutes from the February 1, 2010 meeting – Attachment 1

Variances (All Public Hearing)

4. 670 Garden Commerce Parkway Setback Variance – Attachment 2

Annexations & Rezonings (All Public Hearing)

5. 1170 East Plant Street – Attachment 3
6. 564 Pine Street and Parcel Identification # 22-27-5584-04-080 – Attachment 4

Comprehensive Plan Amendments (All Public Hearing)

7. Ordinance 10-19, Approval of City Plan 2020 – Attachment 5
8. Ordinance 10-20, Future Land Use Map Amendments – Attachment 6

ADJOURN to a regular Planning and Zoning Board meeting on Monday, April 05, 2010 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

Note: §286.0105, Florida Statutes, states that if a person decides to appeal any decision by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability, as defined by the ADA, needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the City Clerk's Office at 407-656-4111 extension 2254.

(a) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;

The variance request is minimal. Similar lots in other developments have been granted variances to allow smaller front yard setbacks to accommodate their business needs. Adjacent property owners should not be negatively affected by this variance.

(b) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;

The requested variance will allow reasonable use of the property. This request is not out of character with other properties in the Industrial zoning category. The applicant will be upgrading the building façade with additional design elements and adding additional landscaping to make the site more visually and aesthetically appealing.

(c) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;

Strict compliance with the City Land Development Regulations will not further any legitimate city objective. This request does not encroach into any recorded easement and should not affect the drainage pattern for the site. A detailed site plan review of the drainage, grading, and utility systems will be required prior to construction of the building.

(d) The granting of the variance is consistent with the city's comprehensive plan; and

The variance is consistent with the provisions of the City's Comprehensive Plan relating to Land Development Regulations and Standards.

(e) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.

The variance requested is the minimum variance that will make reasonable use of the land. Denying this variance does not benefit the property owner or the City.

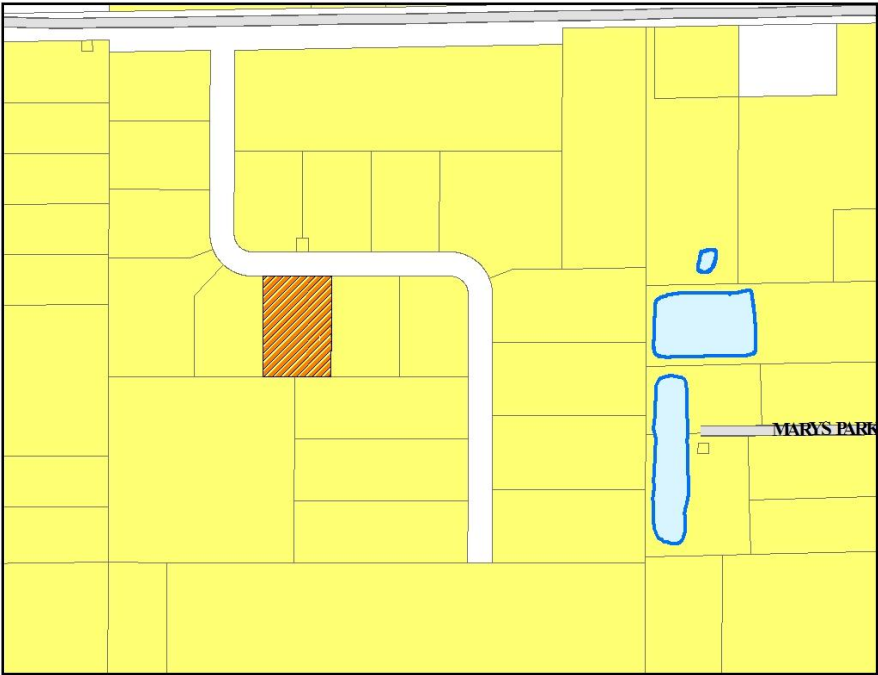
Staff Recommendation:

Staff recommends approval of the 25 foot front yard setback variance to allow construction of an 11,375 square foot flex space warehouse building with associated infrastructure and parking with the following approval condition:

1. The final approved building elevations and landscape plan submitted for site plan approval shall be similar in architectural design standards as illustrated with the conceptual plan submitted with variance application and reviewed by the Planning and Zoning Board.

Next Step: Apply for Site Plan Review and Approval.

670 Garden Commerce Parkway (Lot 15)



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 3 (Public Hearing)

Date: February 25, 2010 **Meeting Date:** March 1, 2010
Subject: 1170 East Plant Street
Issue: Request for approval of Ordinance 10-15, annexation of 1170 East Plant Street, and Ordinance 10-16, rezoning 1170 East Plant Street to C-2.

Supplemental Material/Analysis:

Applicant: James A. Nelson/West Orange Veterans of Foreign Wars

Current Zoning: Orange County C-3

Proposed Zoning: City C-2

Existing FLU: Orange County Commercial

Proposed FLU: None

Summary: Please see the attached Staff Report for additional information regarding this project.

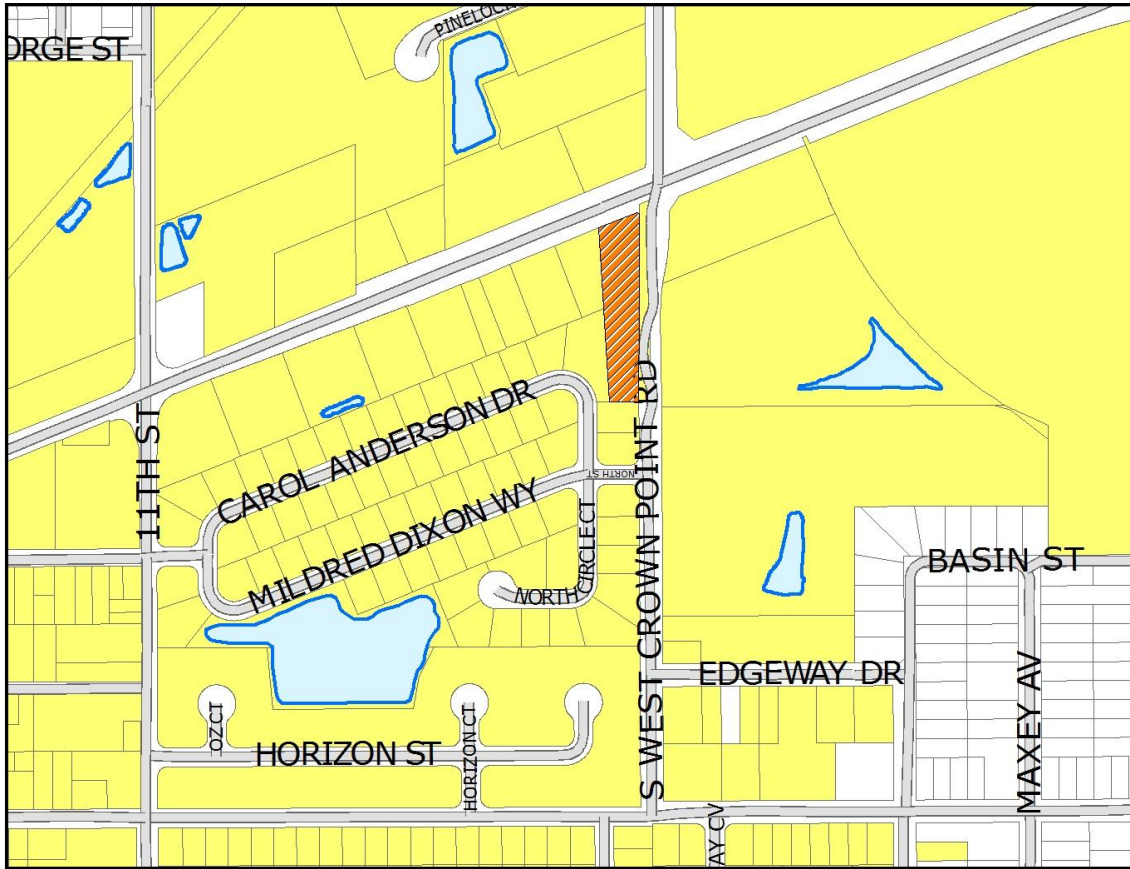
Staff Recommendation:

Staff recommends approval of Ordinance 10-15, annexation of 1170 East Plant Street, and Ordinance 10-16, rezoning 1170 East Plant Street to C-2.

Next Step:

A public hearing for the first reading of these Ordinances is scheduled for the City Commission on March 11, 2010.

1170 East Plant Street



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 4 (Public Hearing)

Date: February 25, 2010 **Meeting Date:** March 1, 2010
Subject: 564 Pine Street and Parcel Identification # 22-27-5584-04-080
Issue: Request for approval of Ordinance 10-17, annexation of 564 Pine Street and Parcel Identification # 22-27-5584-04-080, and Ordinance 10-18, rezoning 564 Pine Street and Parcel Identification # 22-27-5584-04-080 to R-4.

Supplemental Material/Analysis:

Applicant: Leonard Collins
Current Zoning: Orange County R-2
Proposed Zoning: City R-4
Existing FLU: Orange County Low Density Residential
Proposed FLU: None
Summary: Please see the attached Staff Report for additional information regarding this project.

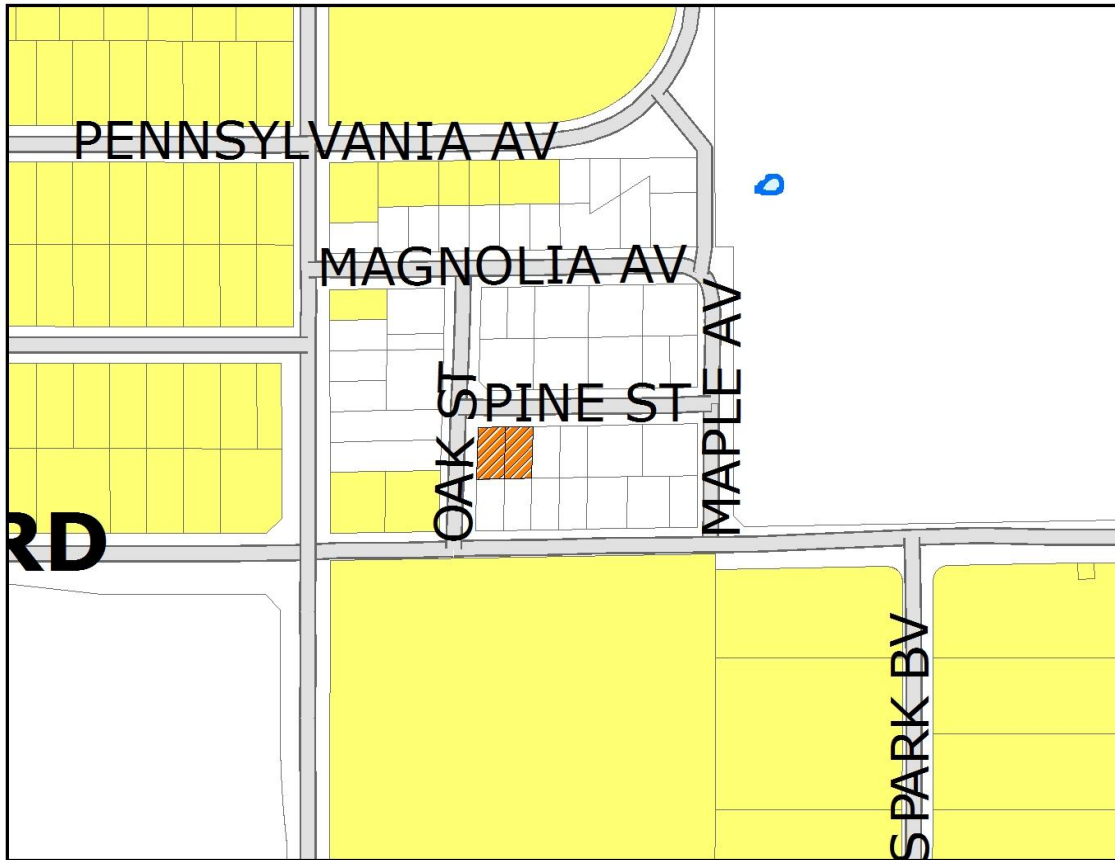
Staff Recommendation:

Staff recommends approval of Ordinance 10-17, annexation of 564 Pine Street and Parcel Identification # 22-27-5584-04-080, and Ordinance 10-18, rezoning 564 Pine Street and Parcel Identification # 22-27-5584-04-080 to R-4.

Next Step:

A public hearing for the first reading of these Ordinances is scheduled for the City Commission on March 11, 2010.

564 Pine Street and Parcel Identification # 22-27-5584-04-080



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 5 (Public Hearing)

Date: February 25, 2010 **Meeting Date:** March 1, 2010

Subject: Comprehensive Plan 2020 Update

Issue: Request for approval of Ordinance 10-19, amending the Comprehensive Plan of the City of Winter Garden, to be known as “City Plan 2020”

Summary: The City’s current Comprehensive Plan has a Horizon Year of 2010. City Staff has updated the Plan to a Horizon Year of 2020. This update also includes several issues that have been initiated by the City and several that are required by the Florida Statutes. The major issues addressed in this update are highlighted below.

2020 Update. The current Plan’s planning horizon is 2010. To update the plan to 2020, City Staff estimated new population projections and analyzed existing and future conditions to address the needs of the City.

EAR Amendments. As required by Florida Statutes the City performed an Evaluation and Appraisal Report (EAR) in 2009 on the current comprehensive plan. This report reviews and assesses the objectives and policies within each element of the existing comprehensive plan and provides recommendations for future comprehensive planning. This update includes those recommendations from the EAR. The proposed EAR amendments are found throughout the GOPs.

TCEA. In 2009 the State Legislature, in order to help alleviate unintended consequences created by transportation concurrency, created a system to exempt certain areas of the state from transportation concurrency. These areas are called Transportation Concurrency Exception Areas (TCEA). The City qualifies as one of these areas. As such, in this update, the City is proposing to place a TCEA over the entire City with different levels of exemption applying to different areas of the City.

Activity Centers. The City is proposing the creation of five activity centers throughout the City. The intent is to market these activity centers for development and redevelopment. The City will provide incentives for developers to locate in the activity centers by increasing the intensity and/or density of the project over permitted standards. In the future the City may propose other incentives that could be included in the activity centers to attract development. The new activity centers are found in the Future Land Use Element.

New Future Land Use Categories. The City is also proposing to create new Future Land Use Categories to apply to various properties within the activity centers and throughout the City. These designations encourage a mixture of uses to promote development that has complementary uses. The intent is to provide varied types of businesses that support each other. This can also reduce vehicle miles traveled and helps reduce greenhouse gas emissions. The new future land use categories are found in the Future Land Use Element.

Green House Gas Emissions. House Bill 697 was passed by the State Legislature in 2008 and requires local governments to include policies in their comprehensive plans to reduce greenhouse gas emissions and energy conservation. This is primarily accomplished by creating areas where there are a mix of uses that promote reduced vehicle trip lengths. The City addresses this by the creation of the activity centers and the new future land use categories that encourage the mixture of uses that complement each other to help reduce the vehicle trip lengths, hence reducing greenhouse gas emissions. Other policies are directed at energy conservation. These policies are found throughout the Plan.

The Plan is comprised of two parts. The first part is the Goals, Objectives, and Policies (GOPs). This is the heart of the Plan as these policies will guide the City through the 2020 planning period. The GOPs include existing and new language and is presented in underline/~~strikethrough~~ format (new text is underlined and deleted text is strikethrough). The GOPs will eventually be adopted as the Comprehensive Plan. The second part is the Data, Inventory, and Analysis (DIA). This is the backup data to support the GOPs.

Staff Recommendation:

Staff recommends approval of Ordinance 10-19, amending the Comprehensive Plan of the City of Winter Garden, to be known as “City Plan 2020”

Next Step:

A public hearing for transmittal of Ordinance 10-19 to the Department of Community Affairs is scheduled for the City Commission on March 11, 2010.

THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 6 (Public Hearing)

Date: February 25, 2010 **Meeting Date:** March 1, 2010

Subject: Future Land Use Map Amendments

Issue: Request for approval of Ordinance 10-20, amending the Future Land Use Map of the Winter Garden Comprehensive Plan to, in part implement the Future Land Use Element of the City Plan 2020 by changing the future land use designation of approximately 1,788.74 acres of real property located throughout the City of Winter Garden

Summary: In order to implement the Future Land Use Element of the City Plan 2020, the City proposes to amend the future land use designation of various properties throughout the City. Many of these properties are located within the defined Activity Centers, while others are either properties that were annexed but never given a City Future Land Use designation or properties that do not match the existing or future conditions envisioned by the City.

The City is amending approximately 1,788.74 acres of real property into the following designations:

Residential Neighborhood Commercial - 31.69 acres
Institutional - 223.14 acres
Conservation - 43.11 acres
Traditional Downtown - 65.87 acres
Urban Village - 642.73 acres
Multi Office Industrial - 235.85 acres
Low Density Residential - 193.16 acres
Multi Use Development - 253.53 acres
Suburban Residential - 77.23 acres
Commercial - 22.43 acres

The descriptions, including the density limitations and density bonuses, are found within the Goals, Objectives, and Policies of the Future Land Use Element.

Staff Recommendation:

Staff recommends approval of Ordinance 10-20, amending the Future Land Use Map of the Winter Garden Comprehensive Plan to, in part implement the Future Land Use Element of the City Plan 2020 by changing the future land use designation of approximately 1,788.74 acres of real property located throughout the City of Winter Garden

Next Step:

A public hearing for transmittal of Ordinance 10-20 to the Department of Community Affairs is scheduled for the City Commission on March 11, 2010.