



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
NOVEMBER 7, 2016**

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION**

Vice-Chairman David Kassander called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

The roll was called and a quorum was declared present.

**MEMBERS PRESENT:**

Vice-Chairman David Kassander and Board Members: Heather Gantt, Gerald Jowers, and Chris Lee

**MEMBERS ABSENT:**

Chairman Will Hawthorne, Mark DeFuso, and Mark Maciel (all excused)

**STAFF PRESENT:**

City Attorney Kurt Ardaman, Community Development Director Steve Pash, Planning Consultant Ed Williams, Planner I Jessica Frye, and recording secretary Kathleen Rathel

**3. APPROVAL OF MINUTES**

*Motion by Gerald Jowers to approve the regular meeting minutes of October 3, 2016 and seconded by Chris Lee. Motion carried unanimously 4 - 0.*

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

**4. 12451 Walker Pond Road (Lake Roberts Reserve) – American Orange County Investments 40, LLC et al / GrayRobinson, P.A. (PUD ANNEXATION/FLU/ZONING)**

Community Development Director Pash stated that Staff recommends tabling this item to the December 5, 2016 P&Z meeting at 6:30 p.m. in order to work out issues between the City and the Developer. Tom Sullivan, on behalf of the owner, agreed to the recommendation.

Resident Mike Calow, 12102 Walker Pond Road, asked if the project would continue to be drawn out as the project has been going on for about a year. The neighborhood would like to bring this to closure as they live in a Windermere rural settlement and want it to remain that way without their road being turned into a utility access. Mr. Calow asked if the project was tabled today, would it be heard next month and would any written input be accepted.

City Attorney Ardaman clarified that, if the project was being tabled to a date certain, the project would be opened for public comment at that time. Mr. Pash stated comments could be emailed to Staff if anyone was not able to make the next meeting.

Mr. Calow asked if there was a chance the project could be continued again. Chairman Kassander answered that it would be scheduled but there were no guarantees.

*Motion by Heather Gantt to recommend tabling Ordinances 16-42, 16-43 and 16-44 [12451 Walker Pond Road] until the December 5, 2016 P&Z Board meeting at 6:30 p.m. Seconded by Chris Lee the motion carried unanimously 4 - 0.*

#### **PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT (PUBLIC HEARING)**

##### **5. 605 E. Plant Street (Heritage at Plant Street) – BFC Plant Street LLC / M.I. Homes of Orlando (PRE-PLAT)**

Community Development Director Pash presented a request to approve the Preliminary Plat for the Heritage at Plant Street subdivision, formerly the Battaglia Property, which is a 16.66 +/- acre property located at 605 E. Plant Street. The property is situated on the north side of E. Plant Street west of the City Library. The subdivision would consist of 43 new townhomes and 41 new single family residential lots to include various tracts for ponds, roads, and common area. The proposed Preliminary Plat is consistent with the City Code, the property's Planned Unit Development zoning, and has been reviewed and conditionally approved by the Development Review Committee. Staff has reviewed the request and recommends approval subject to the conditions outlined in the Staff Report.

Board Member Lee asked if there had been any changes to the Plat since it was last voted on. Mr. Pash stated there had not and was the same as when submitted for the PUD.

Board Member Jowers stated the Plat had been approved many years ago and feels the City should still honor the approval even though the applicant never acted on the project.

*Motion by Gerald Jowers to recommend approval of 605 E. Plant Street [with Staff Recommendations] (as provided in the agenda package). Seconded by Heather Gantt the motion carried unanimously 4 - 0.*

#### **SPECIAL EXCEPTION (PUBLIC HEARING)**

##### **6. 14131 W. Colonial Drive – Amera Winter Garden, Ltd. / Romp n'Roll**

Planner Frye presented a Special Exception request for the property located at 14131 W. Colonial Drive, within the Winter Garden Shopping Center, with a zoning of C-2. The applicant is requesting to operate a Children's Activity Center with associated child care programs such as interactive classes for various age groups, fitness classes, day camps, Parent's Night/Morning Out events, and children's parties. All equipment and activities will be contained within the facility. Staff has reviewed the request and recommends approval subject to the conditions outlined in the Staff Report.

Board Member Kassander inquired if there were any restrictions on the hours of operation. Ms. Frye stated there was a sample schedule with hours included in the packet and the Parent's Night Out would end at 9:00 or 9:30 p.m.

*Motion by Chris Lee to recommend approval of the Special Exception for 14131 W. Colonial Drive [with Staff Recommendations] (as provided in the agenda package). Seconded by Gerald Jowers the motion carried unanimously 4 - 0.*

**VARIANCE (PUBLIC HEARING)**

**7. 315 Florida Avenue – Ramiro Lopez**

Planner Frye presented a variance request for the 0.229 +/- acre property located at 315 Florida Avenue. The property is zoned R-2 and the variance would allow the construction of a front entryway onto the existing structure to be built with a front yard setback of 25.3 feet in lieu of the minimum required front yard setback of 30 feet. Staff has reviewed the request and recommends approval subject to the conditions outlined in the Staff Report.

*Motion by Heather Gantt to approve the Variance for 315 Florida Avenue with Staff Recommendations (as provided in the agenda package). Seconded by Chris Lee the motion carried unanimously 4 - 0.*

**8. 1717 Bridgepebble Road – Tim & Nelia Holmes**

Community Development Director Pash presented a variance request for the 0.12 +/- acre property located at 1717 Bridgepebble Road in the Stone Creek subdivision. The variance would allow for the construction of a 25' x 10' screen room addition with a solid roof at a 15 foot rear yard setback in lieu of the minimum required rear yard setback of 20 foot. Staff has reviewed the request and recommends approval subject to the conditions outlined in the Staff Report. The condition is that the room cannot become a fully enclosed air conditioned space.

Board Member Kassander what the property backs up to. Mr. Pash stated it backs up to the side of another house which has a 7.5 foot side yard setback and the HOA has approved.

*Motion by Gerald Jowers to approve the Variance for 1717 Bridgepebble Road [with Staff Recommendations] (as provided in the agenda packet). Seconded by Chris Lee the motion carried unanimously 4 - 0.*

**ADJOURNMENT**

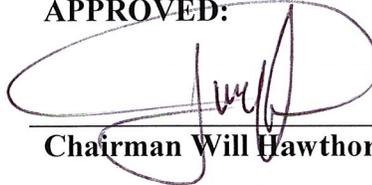
There being no further business, the meeting was adjourned at 6:45 p.m.

**ATTEST:**



Recording Secretary Kathleen Rathel

**APPROVED:**



Chairman Will Hawthorne