



**Planning and Zoning Board
Regular Meeting Minutes
April 4, 2022**

1. CALL TO ORDER

Vice-Chairman Chris Lee called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:32 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, Steve Ambielli, Gabe Kotch and Dennis Robinson.

Absent: Chairman Will Hawthorne (excuse)

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Planner I Jordan Kowalchik and Recording Secretary Colene Rivera.

Attendees: Neal & Kelly Kappelman of 669 Egret Place Drive; Kenneth Floyd and Matthew Chester of Vineland Road Christian Fellowship and Bryan Duenas of 461 E Story Road.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of March 7, 2022. Seconded by Board Member Ambielli and carried unanimously 6 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

3. 859 S. Lakeview Avenue (Vineland Road Christian Fellowship) – LOT SPLIT

Parcel ID # 23-22-27-8199-00-226

Urban Designer Carson presented a request to approve a lot split for the property located at 859 S Lakeview Avenue into Parcels A & B. The adjacent property owner would then own Parcel A which is approximately 0.252 acres and combine with their existing property and Parcel B would be combined with Vineland Road Christian Fellowship property to increase their property by 0.150 acres in size.

Neither the Board nor general public had any questions or concerns regarding this Lot Split.

Motion by Board Member Dunn to approve this lot split at 859 S Lakeview Avenue subject to staff conditions. Seconded by Board Member Kotch and carried unanimously 6 – 0.

VARIANCE (PUBLIC HEARING)

4. 461 E. Story Road (Cairo Garage Enclosure) – VARIANCE

Parcel ID # 23-22-27-2300-02-170

Urban Designer Carson presented a request to approve a variance for the property located at 461 E Story Road to allow a front yard setback of 28.8 feet and side yard setback of 7.70 feet to enclose a carport for a home addition.

Neither the Board nor general public had any questions or concerns regarding this Variance.

Motion by Board Member Hide to approve the Variance at the location of 461 E Story Road subject to staff conditions. Seconded by Board Member Lee and carried unanimously 6 – 0.

5. 669 Egret Place Drive (Koppelman Pergola) – VARIANCE

Parcel ID # 28-22-27-4012-02-530

Community Development Director Pash presented a request to approve a variance for the property located at 669 Egret Place Drive to allow a 13-foot rear yard setback in order to construct a covered patio.

Neither the Board nor general public had any questions or concerns regarding this Variance.

Motion by Board Member Dunn to approve the Variance at the location of 669 Egret Place Drive subject to staff conditions. Seconded by Board Member Robinson and carried unanimously 6 – 0.

6. 712 Garden West Terrace (Garden West) – VARIANCE

Parcel ID # 22-22-27-2950-00-090

Board Member Lee recused himself from this item.

Planner Kowalchik presented a request to approve a variance for the property located at 712 Garden West Terrace to allow a rear yard setback of 5.5 feet to build a single-family residence.

Board member had questions about the existing trees on the lot? City staff stated that efforts are being made to leave trees on lot but two of the trees in the center of the lot had been removed already as they were dead.

No one from the general public had any questions or comments for this item.

Motion by Board Member Robinson to approve the Variance at the location of 712 Garden West Terrace subject to staff conditions. Seconded by Board Member Hide and carried unanimously 5 – 0 with Board Member Lee recused.

7. 340 Lakeview Road (Lee Fence) – VARIANCE

Parcel ID # 22-22-27-0000-00-036

Planner Kowalchik presented a request to approve a variance for the property located at 340 Lakeview Road for a fence to be constructed at four foot height in the front yard and side yard up to the building line.

Board member had questions about trees and buffer between fence and bicycle trail? City staff explained that the buffer and trees along the West Orange Bicycle would remain. Board wished to have this as an additional condition of approval.

No one from the general public had any questions or comments for this item.

Motion by Board Member Dunn to approve the Variance at the location of 340 Lakeview Road subject to staff conditions and additional Board condition that the buffer of shrubs, trees and vegetation are to remain as is but if altered due to installation of fence, applicants are to replace damaged vegetation to pre-existing conditions. Seconded by Board Member Lee and carried unanimously 6 – 0.

Co-Chairman Chris Lee adjourned the meeting at 6:47 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, May 2, 2022 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