

PLANNING AND ZONING BOARD REGULAR MEETING MINUTES MAY 6, 2019

1. CALL TO ORDER

Vice-Chairperson Rachel Saunders 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.

<u>Present</u>: Vice-Chairperson Rachel Saunders and Board Members: Henry Haddock, Gerald Jowers, Gabriel Kotch, Chris Lee, and Matthew Matin

Absent: Chairperson Will Hawthorne (excused)

<u>Staff Present:</u> City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and recording secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of April 1, 2019. Seconded by Matt Matin and carried unanimously 6 – 0.

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

3. 8 N. Highland Avenue – City of Winter Garden, PCD REZONING

Urban Designer Carson stated that Staff requests postponement of 8 N. Highland Avenue to a date uncertain. Item was postponed.

4. 1061, 1063, & 1065 Tildenville School Road – Crown Property Holdings, PCD REZONING/FLU

Urban Designer Carson stated that Staff requests postponement of 1061, 1063, and 1065 Tildenville School Road to a date uncertain. Item was postponed.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

5. <u>1020 E. Crest Avenue – Donald Harrison Kelley, Jr, LOT SPLIT</u>

Senior Planner Friedman presented a lot split/reconfiguration request for the properties located at 1020 E Crest Avenue and 990 E Crest Avenue. The northernmost property, 1020 E Crest Avenue, is approximately 6 acres and is zoned R-1. The southern property, 990 E Crest Avenue, is approximately 2.5 acres and is zoned R-1. Both properties are developed with single family homes. The owner of 1020 E Crest Avenue is going to sell 2 acres to 990 E Crest Avenue and, with this reconfiguration, the existing drainage ditch will become the new property boundary. The drainage ditch will also be dedicated as a 20-foot drainage

easement. Both properties meet all zoning requirements. Staff has reviewed the application, determined it meets the lot split requirements, and recommends approval.

Motion by Gabe Kotch to recommend approval [of the lot split/reconfiguration of 1020 E Crest Avenue and 990 E Crest Avenue]. Seconded by Gerald Jowers and carried unanimously 6-0.

VARIANCE (PUBLIC HEARING)

6. <u>2508 Prairie View Drive – Robert & Helen Kelly, VARIANCE</u>

Senior Planner Friedman presented a variance request for the 0.26 +/- acre property located at 2508 Prairie View Drive. The property is zoned R-1 with a Low Density Residential Future Land Use designation and is developed with a single family home. The applicant is requesting a variance to allow a 20-foot rear yard setback in lieu of the minimum required 26-foot rear yard setback in order to construct a covered porch. The covered porch will replace an existing screened porch. The applicant has HOA approval. Staff has reviewed the application, determined it meets the variance requirements, and recommends approval.

General discussion ensued clarifying that the new construction does not extend the current screened porch but replaces it by adding a roof and will otherwise remain screened.

Motion by Matt Matin to recommend approval [of the variance for 2508 Prairie View Drive]. Seconded by Rachel Saunders and carried unanimously 6-0.

|--|

There being no further business, the meeting was adjourned at 6:38 p.m.

ATTEST:	APPROVED:
/S/	/S/
Recording Secretary Kathleen Rathel	Chairperson Will Hawthorne