



**Planning and Zoning Board
Regular Meeting Minutes
October 3, 2022**

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 Joseph Dunn, Jr and Board Members Mark Hide, Steve Ambielli, Gabe Kotch and Dennis Robinson.

Absent: None

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and Recording Secretary Ellen King.

2. APPROVAL OF MINUTES

Motion by Co-Chairman Dunn to approve the regular meeting minutes of September 13, 2022. Seconded by Board Member Dunn and carried unanimously 7 – 0.

Annexation / Future Land Use Map Amendment / Rezoning (Public Hearing)

3. Tilden Road (Tilden Reserve) ANNEXATION, FUTURE LAND USE & PLANNED UNIT DEVELOPMENT

Parcel ID # 10-23-27-0000-00-037

Urban Designer Carson presented a request to annex, amend the future land use map designation and rezone the property located on Tilden Road for a residential subdivision with 24 single-family lots. City staff recommends approval of Ordinances 22-40, 22-41 and 22-42.

Chairman Hawthorne stated he would abstain from this project.

Board member inquired about the proposed lot sizes, wetlands and storm water areas for this development. City staff responded with minimum lot size would be 85', wetland area would remain in vegetative state and a proposed mulch walking trail around the storm water pond in the development and would reduce impervious area.

No one from the public wished to speak on behalf of this project.

Motion by Board Member Joe Dunn to approve the annexation, future land use and rezoning of property located on Tilden Road for proposed use of development of residential subdivision. Seconded by Board Member Hide and carried unanimously 6 – 0-1 with Chairman Hawthorn abstaining.

4. 958 Tildenville School Road (958 Tildenville School Road) ANNEXATION, FUTURE LAND USE & REZONING

Parcel ID # 21-22-27-0000-00-052

Senior Planner Friedman presented a request to annex, amend the future land use map designation and rezone the property located at 958 Tildenville School Road. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves. City staff recommends approval of Ordinance 22-37, 22-38 and 22-39.

The board did not have any questions or concerns for this project.

This item was opened up to the public. Cyndi Litz of 986 Lake Brim Drive and Cliona Nestor of 982 Lake Brim Drive inquired about drainage of this development as it is higher than their lots that adjoin along this development. City staff stated this approval is for the annexation of the property. Drainage concerns would be addressed during site plan development and the developer will be required to maintain water drainage on this site.

Motion by Board Member Hide to approve the annexation, future land use and rezoning of property located at 958 Tildenville School Road. Seconded by Board Member Kotch and carried unanimously 7 – 0.

Variance (Public Hearing)

5. 761 & 771 Garden Commerce Parkway (Winter Garden Flex, LLC) VARIANCE

Parcel ID # 24-22-27-9387-24-000 & 24-22-27-9387-23-000

Senior Planner Friedman presented a request to approve a variance to allow a front yard setback of 15 feet and a side yard setback of 12.2 feet to build two warehouse/office buildings in a Planned Industrial Development (PID) District. City staff recommends approval of this variance subject to any conditions outlined in the Staff Report.

Board member inquired about site plan showing development as a single project. City staff responded with yes, this is a single project that currently has two lots but will be combined as one.

No one from the public wished to speak on behalf of this project.

Motion by Board Member Joe Dunn to approve the variance at the address of 761 & 771 Garden Commerce Parkway. Seconded by Board Member Armstrong and carried unanimously 7 – 0.

Lot Split (Public Hearing)

6. Winkfield Court Lots 12 -16, 19 & 20 (Residence at Oxford Chase) LOT SPLIT

Parcel ID # 27-22-27-6520—00-120, -130, -140, -150, -160, -190 & -200

Senior Planner Friedman presented a request to approve lot split/reconfiguration for the properties located at Lots 12 thru 16 and 19 & 20 of Oxford Chase Subdivision. The lot split will remove portions of Tract “S” which will then be combined with Lots 12 thru 16 and 19 & 20. He then continued with statement to correct item within the staff report, “Homeowners have NOT been deeded the property within Tract S”. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about if homeowners have been maintaining these areas, why not move the fence and HOA in favor of this change? City staff stated the property will be deeded to the individual lot owners and keeping this area an easement recorded along the shoreline as open space.

No one from the public wished to speak on behalf of this project.

Motion by Board Member Jimmy Dunn to approve the lot splits on Winkfield Court subject to staff conditions. Seconded by Board Member Joe Dunn and carried unanimously 7 – 0.

7. Oxford Chase Drive Lots 66-71 (Residence at Oxford Chase) LOT SPLIT

Parcel ID # 27-22-27-6520—00-660, -670, -680, -690, -700 & -710

Senior Planner Friedman presented a request to approve lot split/reconfiguration for the properties located at Lots 66 through 71 of Oxford Chase Subdivision. The lot split will remove portions of Tract “A” which will then be combined with Lots 66 through 71. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about this being a title issue, what did the developer say about this situation, lots being into the middle of the lake shown on OCPA, is it a private lake, boat docks? City staff stated that lots will be adjusted to clean up the actual parcel details, each lot will only be allowed one dock.

No one from the public wished to speak on behalf of this project.

Motion by Board Member Kotch to approve the lot splits for lots 66-71 on Oxford Chase Drive subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 7 – 0.

Chairman Hawthorne adjourned the meeting at 6:58 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, November 7, 2022 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/S/

/S/

Recording Secretary Ellen King

Vice-Chairman Joseph Dunn, Jr.