



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JANUARY 6, 2020**

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, Vice-Chairman Chris Lee, and Board Members: Steve Ambielli, Joseph Dunn, Jr., Henry Haddock, Mark Hide, and Gabe Kotch

Absent: none

Staff Present: City Attorney Kurt Ardaman, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Soraya Karimi, and recording secretary Kathleen Rathel

2. APPROVAL OF MINUTES

Motion by Gabe Kotch to approve the regular meeting minutes of December 2, 2019. Seconded by Joe Dunn and carried unanimously 7 – 0.

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

3. 15151 E Oakland Ave – Jesus Salvador & Iliana Ramos; ANNEX/FLU AMEND/REZONING

Planner I Karimi presented a request for voluntary annexation, amendment to the Future Land Use Map to designate the property as City Low Density Residential, and assigning the zoning designation of R-1 for the 0.99 +/- acre property located at 15151 E Oakland Avenue. The property is currently located in un-incorporated Orange County with a zoning classification of A-1, Orange County Low Density Residential Land Use designation, and is developed with a single family residential home. Staff recommends approval of Ordinances 20-09, 20-10, and 20-11 subject to the conditions outlined in the Ordinances.

Board Member Hide inquired if there were plans to develop the parcel. Ms. Karimi replied the applicant plans on keeping the single family home.

Motion by Chris Lee to recommend approval of Ordinances 20-09, 20-10, and 20-11 [for 15151 E Oakland Avenue with Staff Recommendations] (as provided in the agenda packet). Seconded by Mark Hide and carried unanimously 7 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

4. 751 S Main Street – Pointon Realty, Inc.

Senior Planner Friedman presented a request for a Special Exception permit for the 0.19 +/- acre property located at 751 S Main Street. The property is developed with a 1,492 square foot single-family residence and is zoned R-NC (Residential-Neighborhood Commercial) with

a Residential Neighborhood Commercial Future Land Use designation. The applicant is proposing to renovate the existing structure and operate a professional Real Estate office. The site plan submitted includes landscaping, parking, and a sidewalk. Staff recommends approval of the Special Exception permit subject to the conditions listed in the Staff Report.

Discussion ensued regarding the uses of the surrounding area and if any objections were received. Mr. Friedman stated the block is zoned R-NC and one neighbor was against the use but they did not attend the meeting.

Chairman Hawthorne inquired if the business changed from a Real Estate office to another use would a Special Exception have to be applied for again. Mr. Friedman clarified this Special Exception only applies to office use and any change of use would require approval.

Motion by Henry Haddock to recommend approval of the Special Exception permit for 751 S Main Street with Staff Recommendations (as provided in the agenda packet). Seconded by Will Hawthorne and carried unanimously 7 – 0.

5. 14035 W Colonial Drive – Winter Garden Swim School

Senior Planner Friedman presented a request for a Special Exception permit for the property located at 14035 W Colonial Drive in the Winter Garden Regional Shopping Center. The property is currently zoned C-2 (Arterial Commercial District) with a Commercial Future Land Use designation. The applicant is proposing to operate a year-round Goldfish Swim School for children ages 4 months to 12 years old in the 8,625 +/- square foot suite formerly occupied by the Orange County Tax Collector. The redevelopment of the space includes construction of an indoor 75' by 25' swimming pool with parental viewing area, changing rooms, showers, offices, and a small retail space. Staff recommends approval of the Special Exception subject to the conditions outlined in the Staff Report.

Discussion ensued regarding the impact of construction on adjacent suites in the shopping center, how the construction would be handled, and if there was adequate parking.

Applicants Gina and Jon Thomas, 230 Cortland Avenue, Winter Park FL, addressed the Board and stated all construction equipment and materials would access the Suite through the large double doors in the back.

Motion by Will Hawthorne to recommend approval [of the Special Exception permit for 14035 W Colonial Drive with Staff Recommendations] (as provided in the agenda packet) to include a condition to restrict all excavation equipment to enter from the rear of the building. (This condition was acceptable to the applicants). Seconded by Chris Lee and carried unanimously 7 – 0.

VARIANCE (PUBLIC HEARING)

6. 111 Regal Place – Jeff Dyal

Board Member Lee recused himself due to an ongoing business relationship with the applicant.

Planner I Karimi presented a request for a variance for the 0.75 +/- acre property located at 111 Regal Place. The applicant is requesting the variance in order to construct a 314 square foot third car garage addition with a front yard setback of 21.4 feet in lieu of the 30 foot minimum required. The property is zoned R-1 with a Low Density Residential Future Land Use designation and is developed with a one-story, 4,108 square foot single family

residence. A letter of no objection has been received from a neighbor. Staff recommends approval subject to the conditions outlined in the Staff Report.

Chairman Hawthorne asked if the new construction would block access to other buildings on the lot. Ms. Karimi stated it would not as there was a 21.4 foot space in front.

Motion by Joe Dunn to recommend approval of the variance for 111 Regal Place [with Staff Recommendations] (as provided in the agenda packet). Seconded by Steve Ambielli and carried 6 – 0 with Chris Lee being recused.

7. 415 Courtlea Creek Drive – Cam Bradford Homes LLC

Planner I Karimi presented a request for a variance for the 0.33 +/- acre property located at 415 Courtlea Creek Drive. The applicant is requesting the variance in order to construct a 1,318 square foot attached 2-car garage with loft and living upper levels and an outdoor kitchen with a 5-foot side setback in lieu of the 10-foot minimum required. The property is zoned R-1 with a Low Density Residential Future Land Use designation and is currently developed with a two-story, 4,518 square foot single family residence. Staff has reviewed the application and recommends approval subject to conditions outlined in the Staff Report.

Board Member Hide inquired if HOA approval had been received. Ms. Karimi replied that it was approved by the HOA and no objections have been received by City Staff. Other properties in the neighborhood have been granted side yard setback variances.

Chairman Hawthorne asked about the height of the addition. Ms. Karimi stated it is a three-story structure containing a living area on the second level and a loft on the third level. The structure will be within the height restrictions for the R-1 zoning.

Applicant, Cam Bradford of 415 Courtlea Creek Drive, clarified the height of the addition will be 34 feet which will be the same as the existing single family home. He stated he has spoken with all four of his neighbors and none had any objections.

Board Member Haddock inquired about one of the conditions in the Staff Report that stated the structure could not contain a kitchen. Ms. Karimi explained the R-1 zoning can only contain one single-family dwelling unit and, if a kitchen and full bath was included in an accessory structure, it would qualify as a second dwelling unit.

Motion by Henry Haddock to recommend approval of the variance for 415 Courtlea Creek Drive with Staff Recommendations (as provided in the agenda packet). Seconded by Gabe Kotch and carried unanimously 7 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:57 p.m. to the next meeting scheduled for February 3, 2020 at 6:30 p.m.

ATTEST:

/S/

Recording Secretary Kathleen Rathel

APPROVED:

/S/

Chairman Will Hawthorne