



**PLANNING AND ZONING BOARD  
REGULAR MEETING MINUTES  
JUNE 1, 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 and Mark Hide.

**Absent:** Gabe Kotch (excused).

**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 secretaries Colene Rivera and Edlyn Gonzalez.

**2. APPROVAL OF MINUTES**

**Motion by Mark Hide to approve the regular meeting minutes of March 2, 2020.  
Seconded by Chris Lee and carried unanimously 6 – 0.**

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

**3. 199 S. Main Street & 158 S Woodland Street; Smith Luxury Studios PUD Rezoning**

Urban Designer Carson presented a request to rezone 199 S. Main Street & 158 S. Woodland Street to PUD to permit the development of a two/three-story building, which will feature 38 apartment dwelling units and a small commercial use. Staff would recommend approval of Ordinance 20-19.

Board Member Hide inquired since he had been on the Architectural Review Board when this project was approved, did he need to recuse himself from this project? Attorney Ardaman stated he did not and will need to vote on this item.

Various board members inquired about specifics related to this project including: maximum height of building in the downtown area; underground storm water chambers; parking concerns; community meetings; tree removal; rental value of these units? Ms. Carson replied maximum height in the downtown area is three stories or could be four stories with step back aspect. Director Pash stated this type of underground storm water chamber system is used elsewhere in the city. Ms. Carson replied there is off-site parking on street and in parking garage; yes there were several items that the applicants revised as a result of multiple community meetings; Ms. Carson invited applicant to come forward to speak on the rental rates of this project. Applicant, Franco Scala discussed that the rental fees have not been determined but stated they would be on the high, high end of the scale.

Phil Baker, 125 W Smith Street – spoke in opposition of this request.

Richard Sederland, 155 S. Main Street – asked for clarity on the three-story aspect of proposed building design.

Ron Mueller, 709 Lake Cove Pointe Circle – spoke in opposition of this request.

Discussion between the board members continued regarding their concerns about this project including by having the property with a PUD zoning, this limits the uses allowed. Ms. Carson confirmed.

Applicant then asked if project could be tabled. Board was in agreement to table until further notice.

**Motion by Will Hawthorne to table to a future date as determined by staff. Seconded by Steve Ambielli and carried unanimously 6 – 0.**

**4. 14120 thru 14230 W Colonial Drive (West Market fka Gardenia Plaza) PCD Amendment**

Senior Planner Friedman presented a request for approval of a PCD Amendment for the address of 14120 through 14230 W. Colonial Drive which is the West Market PCD. Staff recommends approval of Ordinance 20-23 subject to conditions outlined in the ordinance.

Various board members inquired about the following: specific change of uses; design criteria and bay locations and signing in the area. Mr. Friedman stated only the additional uses of automotive service center and bank with drive-thru would be allowed in addition to the previously approved uses; the bays would be in the interior back of the building for the automotive service center and signage would follow the design manual criteria which remains the same.

**Motion by Steve Ambielli to approve. Seconded by Henry Haddock and carried unanimously 6 – 0.**

**VARIANCE (PUBLIC HEARING)**

**5. 16068 Black Hickory Drive (Jason Thornton) Variance**

Planner I Karimi presented a request for a variance to allow for a 600 square foot screen enclosure with a solid roof at 16068 Black Hickory Drive. The neighbor had signed a petition stating he had no objections to construction of this screen enclosure and was included in the staff report. Staff recommends approval of the variance subject to the condition outlined in the Staff Report.

Various inquiries were made by the board members regarding: other properties in subdivision with similar variance; if there are any restrictions on this variance and if planner would summarize the neighbor letter? Ms. Karimi responded there are not any other variances in this community for this type of variance; no restrictions on this variance and she explained the neighbor behind this property agreed to support this variance.

**Motion by Will Hawthorne to approve variance with staff conditions and add a condition that no air-conditioning or heating allowed in the living space. Seconded by Henry Haddock and carried 4-2 (with Chris Lee and Mark Hide opposed).**

**6. 50 E Palmetto Street (Rafael Garcia) Variance**

Planner I Karimi presented a request for a variance to the side yard setback on the property located at 50 E. Palmetto Street. Staff recommends approval of variance subject to the conditions outlined in the staff report.

Board Members inquired about a history of these variances with other homes in the area; width of lot; if a vacant lot along with variance on both side of the house? Director Pash stated that the home owner had demolished a home on the site and is planning to build a new home in its place. Ms. Karimi stated this property is currently vacant and is planning to build a 50-foot wide home which would require a variance on both sides of the new house.

Rossario Rossetti, -30 E Palmetto Street - spoke in support of this variance.

**Motion by Chris Lee to approve variance at 50 E. Palmetto Street. Seconded by Henry Haddock and carried unanimously 6-0.**

**7. 428 S Main Street (Torrez) Variance**

Senior Planner Friedman presented a request for a variance to the rear and side yard setbacks of the property located 428 S Main Street. This is a cleanup item requesting a variance for an already existing porch that has been there for decades. This porch will beautify the structure while maintaining the character of the neighbor. Staff recommends approval of the variance subject to the conditions outlined in the Staff Report.

**Motion by Mark Hide to approve variance on 428 S Main Street. Seconded by Chris Lee and carried unanimously 6-0.**

**8. 537 S Lakeview Avenue & 39 W Story Road (Robbie & Co) Variance**

Urban Designer Carson presented a request for multiple variances to allow a lot split/reconfiguration of the subject property – no additional structures or building additions are proposed for the property located 537 S Lakeview Avenue and 39 W Story Road. Applicants intend to change the zoning on the southern parcel to allow for hair salon at a future date. Staff recommends approval of the variances subject to the conditions outlined in the Staff Report.

Various Board Members inquired about current property having two single family homes on a single lot; bring these items into conformity and approval of hair salon. Ms. Carson confirmed these variances would bring the properties into conformity and stated the hair salon would be at a future meeting.

**Motion by Steve Ambielli to approve all variances. Seconded by Joseph Dunn, Jr. and carried unanimously 6-0.**

**PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT**

**9. 537 S Lakeview Avenue & 39 W Story Road (Robbie & Co) Lot Split**

Urban Designer Carson presented a request to reconfigure the existing lot lines of the two existing lots at the address of 537 S Lakeview Avenue & 39 W Story Road to create two similarly-sized parcels. Staff recommends approval of the lot split subject to the conditions outlined in the Staff Report.

**Motion by Chris Lee to approve lot split request at 537 S Lakeview Avenue & 39 W Story Road with staff conditions (as provided in the agenda packet). Seconded by Mark Haddock and carried unanimously 6-0.**

**10. 14908 & 14950 Tilden Road (Tilden Road PrePlat) Pre-Plat**

Senior Planner Friedman presented a request for approval of the Preliminary Plat at the address of 14908 & 14950 Tilden Road to subdivide the property into 55 single family residential lots. Staff recommends approval of the Preliminary Plat subject with the conditions in the staff report.

Board Members inquired about: left turn lane right-of-way on Tilden Road; applicants being aware of this turn lane under review, minimum protection of the wet land buffer on the north side of this development? Mr. Friedman stated that the left turn lane will not be expanded under this project but this roadway is under review through Orange County and applicants are aware. Mr. Friedman stated there was an environmental impact study was performed on the site and will have a 25- foot minimum buffer area required on the north side. Community Development Director Pash also stated there is an environmental swale along the backyards to prevent nutrient drainage into the wetlands.

Applicant's project engineer, Dave Kelley was in attendance for any questions or specifics from the board regarding this project. No additional questions were presented.

**Motion by Henry Haddock to recommend approval of the Preliminary Plat. Seconded by Mark Hide and carried unanimously 6 – 0.**

**11. 12301 W Colonial Drive (People's Plaza) Pre-Plat**

Planner I Karimi presented a request for the Preliminary Plat for People's Plaza at the address of 12301 W. Colonial Drive, to subdivide the property into four commercial lots for development of a hotel, a gas station, and additional commercial buildings yet to be proposed. Staff recommends approval of the Preliminary Plat subject to the condition outlined in the staff report.

Various board member inquired about: site development for the proposed lots; clarification of what this board already reviewed and approved on this site and road work for the already proposed sites at this time? Ms. Karimi affirmed these uses were part of the PCD amendment site plan review and Mr. Pash clarified that road work is reviewed and considered during the construction plans phase.

**Motion by Will Hawthorne to recommend approval of the Preliminary Plat of People's Plaza at 12301 W Colonial Drive. Seconded by Chris Lee and carried unanimously 6 – 0.**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:49 p.m. to the next meeting scheduled for July 6, 2020 at 6:30 p.m.

**ATTEST:**

/S/

**Recording Secretary Colene Rivera**

**APPROVED:**

/S/

**Chairman Will Hawthorne**