



**Planning and Zoning Board  
Regular Meeting Minutes  
August 3, 2020**

**1. CALL TO ORDER**

Co-Chairman Chris Lee 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.

Explanation of GoTo Webinar instructions were given due to virtual meeting.

Present: Co-Chairman Chris Lee in person and Board Members: Steve Ambielli, Joseph Dunn, Jr., Henry Haddock and Mark Hide via remote GoTo Webinar.

Absent: Chairman Will Hawthorne (Excused) and Board Member Gabe Kotch (Excused)

Staff Present: City Attorney Dan Langley, Community Development Director Steve Pash and Recording Secretary Edlyn Gonzalez.

**2. APPROVAL OF MINUTES**

*Motion by Joseph Dunn, Jr to approve the regular meeting minutes of July 6, 2020.*

*Seconded by Mark Hide and carried unanimously 5 – 0.*

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

**3. Magnolia Street 524 (Winter Garden Animal Hospital) ANNEX and FLU**

26-22-27-8110-01-050

Community Development Director Pash presented a request for annexation of the address of 524 Magnolia Street. This property would be designated as Low Density Residential with no zoning designation. Staff recommends approval of Ordinance 20-31 and Ordinance 20-32.

Board Member inquired if the veterinary clinic hospital location is already in the city limits? Staff confirmed yes, the clinic property is within the city limits. Applicant Lauren Prather of 13092 W Colonial Drive, Winter Garden, FL owner of the business discussed concerns about parking for business operation and her preference for this subject property to be located within the city limits as well for consistence with code, etc. Applicant Jo Thacker, 390 N Orange Ave, Orlando, FL was also available for questions and supported staff decision for annexing this property within the city.

*Motion by Board Member, Mark Hide to approve the annexation of 524 Magnolia Street into the city limits of Winter Garden. Seconded by Board Member, Steve Ambielli and carried unanimously 5 – 0.*

4. **Winter Garden Vineland Road – 1441 (UCP Winter Garden) PUD Rezoning**  
26-22-27-0000-00-012

Community Development Director Pash presented a request to rezone the property to PUD (Planned Unit Development) for the address of 1441 Winter Garden Vineland Road. The proposed development includes a new single story 37,712 +/- square foot building that will be the new campus for local charter school United Cerebral Palsy (UCP) Winter Garden. The new school building will accommodate 325 students and offer educational therapy services. This project also includes associated site development of parking areas, play areas, sports courts, landscaping, and an expansion to an existing pond that extends into the parcel to the south. Staff recommend approval of Ordinance 20-26.

Board members inquired about planned entrance and exit as part of the agreement for this project? Community Development Director responded the proposed right-in, right-out access was determined as part of the development in accordance with code requirements and traffic study. Applicant, Dr. Ilene Wilkins, 1297 Winter Garden Vineland Road was available for questions.

*Motion by Board Member, Henry Haddock to approve the PUD rezoning at 1441 Winter Garden Vineland Road subject to staff recommendations. Seconded by Board Member, Joseph Dunn, Jr. and carried unanimously 5 – 0.*

5. **Colonial Drive W - 14120 thru 14230 (West Market PCD) PCD Amendment**  
27-22-27-000-00-060 & 27-22-27-000-00-123

Community Development Director Pash presented a request to approve a PCD Amendment for the +/- 18.25 acre subject property at the address of 14120 through 14230 W Colonial Drive, which is the West Market PCD, to add an automotive service center to the list of approved uses. Staff recommends approval of Ordinance 20-30.

Board members inquired about the resident's concerns were with this project and how it was resolved? City staff stated the residents had a concern if the proposed business was a corporate owned store and if another auto repair shop was needed? The developer was able to show the residents that it was a viable business and research had been completed that the business served a need in the community. Residents were satisfied with these details.

Denise Solder at 1302 Winter Green Way, requested what type of business/ name of business that was being proposed at that this location? Staff stated it is a Firestone Services Center for changing tires and service of automobiles. Staff clarified that a gas station is not a permitted use in this development.

*Motion by Board Member, Mark Hide to approve the PUD re-amendment use at 14120 – 14230 W Colonial Drive with staff conditions. Seconded by Board Co-Chair Chris Lee and carried unanimously 5 – 0.*

### **Special Exception**

6. **Lakeview Avenue S – 543 (Robbi & Co) Special Exception Permit**  
23-22-27-2468-00-680

Community Development Director Pash presented a request to convert a portion of the existing garage / warehouse building (approx. 800 square feet) into a hair salon at 543 S Lakeview Avenue. Site and building modifications will be required to bring these buildings up to commercial standards. Staff recommends approval of the Special Exception subject to the condition outlined in the Staff Report.

Board asked about ADA parking location and concerns with backing out onto Story Road? Site Plan review is the next step and these details are being worked out. Applicants are also making efforts to save mature trees on this property. Staff stated that accommodations will be reviewed to access from Lakeview Avenue instead of Story Road.

*Motion by Board Member, Henry Haddock to approve the Special Exception Permit for the address of 543 S Lakeview Avenue subject to staff conditions. Seconded by Board Member Mark Hide and carried unanimously 5 – 0.*

### **Variance (Public Hearing)**

7. **Seminole Street - 543 (Seminole Interior Lot) Variance**  
23-22-27-7152-08-110

Community Development Director Pash presented a request for two variances for this property located 543 Seminole Street. If approved, these variances will allow a single family residence to be constructed with a side yard setback of 7.5' in lieu of the required ten (10) foot side yard setback, in addition to a front yard setback variance of 22 feet in lieu of the required 30 feet to allow for a front open air porch. Staff recommends approval of the variances subject to the conditions outlined in the Staff Report.

**Motion by Board Member, Joseph Dunn, Jr to approve the variance for 543 Seminole Street interior lot. Seconded by Board Member Steve Ambielli and carried unanimously 4 – 0. (Co-Chairman Lee recused himself for this item as he had a conflict of interested for the project. His Voting Conflict application is on file.)**

8. **Seminole Street (Seminole Corner Lot) Variance**  
23-22-27-7152-08-111

Community Development Director Pash presented a request for two variances to property located on the northwest corner of Seminole Street and W. Story Road. If approved, these variances will allow a single family residence to be constructed with a side yard setback of 7.5' in lieu of the required ten (10) foot side yard setback variance of 22 feet in lieu of the required 30 feet addition to allow for an open air porch. Staff recommends approval of the variance subject to the condition outlined in the Staff Report.

***Motion by Board Member, Mark Hide to approve the variance of Seminole Street corner lot. Seconded by Board Member Joseph Dunn, Jr and carried unanimously 4 – 0. (Co-Chairman Lee recused himself for this item as he had a conflict of interested for the project. His Voting Conflict application is on file.)***

9. **Oakland Avenue E - 15155 (Ramos Residence) Variance**  
21-22-27-000-00-125

Community Development Director Pash presented a request for a variance for property located 15155 Oakland Ave. This variance would allow a four (4) foot high fence, with five (5) foot high brick columns and a six (6) foot high gate, in the front yard in lieu of the required three (3) foot high maximum. Staff recommends approval of the variance subject to the conditions outlined in the Staff Report.

***Motion by Board Member, Henry Haddock to approve this variance for the address of 15155 E Oakland Avenue subject to staff recommendations. Seconded by Board Co-Chair Chris Lee and carried unanimously 5 – 0.***

**Preliminary Plat/ Final Flat/ Lot Split**

10. **Park Avenue N – 30 (30 North Park) Preliminary Plat**  
22-22-27-000-00-090

Community Development Director Pash presented a request for a Preliminary Plat for the address of 30 N Park Avenue. The proposed Preliminary Plat is for 9 new townhome lots and two common area tracts for open space and stormwater (Tracts A & B). The proposed Preliminary Plat is consistent with City Code, the property's Planned Unit Development zoning, and has been reviewed and conditionally approved by the Development Review Committee (DRC). Staff recommends approval of the Preliminary Plat subject to the DRC conditions.

Board Members had concerns about the landscaping buffer on West Orange Bike trail near this site, distance between the buildings to trail and inquired about the rooftop structure? Community Development Director Pash confirmed the city landscape plans are established and approved and the design is similar to Park Place. The applicant Joe Hoffer of 525 W Plant Street commented that the distant from building to bike trail is 32 feet. There will not be a common rooftop area for the residents for this project, but 6 units will have rooftop patios.

*Motion by Board Co-Chair Chris Lee to approve for the Preliminary Plat at 30 North Park Avenue with staff conditions. Seconded by Board Member Joseph, Dunn, Jr. and carried unanimously 5 – 0.*

**Adjournment**

There being no further business, the meeting was adjourned at 7:14 p.m. to the next meeting scheduled for September 14, 2020 at 6:30 p.m.

ATTEST:

APPROVED:

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Recording Secretary Colene Rivera

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Chairman Will Hawthorne