



**Planning and Zoning Board
Regular Meeting Minutes
July 11, 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 Steve Ambielli, Dennis Armstrong, Mark Hide and Dennis Robinson.

Absent: Gabe Kotch (excused)

Staff Present: City Attorney Andrew Mai, Community Development Director Steve Pash, Urban Designer Kelly Carson, Senior Planner Shane Friedman, Planner I Jordan Kowalchik and Recording Secretaries Colene Rivera & Ellen King.

Attendees: Heather & Scott Salvatoniello of 685 Large Oak Lane; Jeff Banks of HEI; Margaret Colella of 368 N Main Street; Theodore Marten of 189 S Orange Ave; Bill Hockensmith of Florida Engineering Group; Franco Scala of F&J Development, LLC; Sean Donovan of 372 N Main Street; Jacques Woel of Hawk Custom Homes; Kerne Adams of 684 Large Oak Lane; KC Ye of 708 Vineland Road and Jim Brook of Large Oak Lane.

2. APPROVAL OF MINUTES

Motion by Board Member Dunn to approve the regular meeting minutes of June 6, 2022. Seconded by Board Member Ambielli and carried unanimously 6 – 0.

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

- 3.** 12950, 12962 W Colonial Dr & 648 Magnolia St (Mainstreet PCD) ANNEX, FLU, PCD REZONING
Parcel ID # 25-22-27-9384-01-182, 25-22-27-9384-02-180 & 25-22-27-9384-02-011

Urban Designer Kelly Carson presented a request to approve an annexation, assign a Commercial FLU designation and rezone the entire subject property to Planned Commercial Development (PCD) to permit development of the site with a bank building with three drive-thru lanes and two additional office buildings. Staff recommends

approval of Ordinances 22-20, 22-21 and 22-22 subject to conditions outlined in the staff report.

Board members inquired about storm water drainage into the existing wooded area and if the wooded area was going to stay or be removed; if there had been a community meeting on this project and how the Magnolia Right Of Way was incorporated into this project? City staff replied the property will be saving some of the trees on site and the various trees that will be removed will be part of tree mitigation or replacement of 2-1; the community meeting was held with light attendance and no objections; Orange County was part of the approval for allowing the right of way to be vacated and become part of the overall project subject property.

No one from the public spoke for or against this project.

Motion by Board Member Hawthorne to approve the annexation, future land use and rezoning as presented for the property at 12950, 12962 W Colonial Drive and 648 Magnolia Street. Seconded by Board Member Hide and carried unanimously 6 – 0.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

4. 14920 W Colonial Drive (Circle K) LOT SPLIT
Parcel ID # 27-22-27-0000-00-005

Senior Planner Friedman presented a request to approve a lot split for the property located at 14920 W Colonial Drive. This split would enable the Parcel A to be combined with the west side property to be rezoned into a proposed PCD with future development of a Circle K. Parcel B would be combined with the existing property on the east side to be developed at an undetermined future date. Staff recommends approval of the Lot Split subject to the conditions outlined in the Staff Report.

Board members inquired about the wetland area being protected, if right turn lane would be enhanced and entrance area? City staff affirmed wetlands would be protected, the turn lane would be widened and entrance would be moved further south on the development.

No one from the public spoke for or against this project.

Motion by Board Member Dunn to approve the Lot Split for the property at 14920 W Colonial Drive subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 6 – 0.

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

5. 1010 Vineland Road (1010 Vineland Road Remodel) SPECIAL EXCEPTION

Parcel ID # 23-22-27-8199-00-130

Senior Planner Friedman presented a Special Exception request for the location of 1010 Vineland Road to allow the property to be used as an office. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members asked about trees on the property, community meeting, anticipated use for the property. City staff affirmed trees on the lot would remain, no one had attended the scheduled community meeting. Bill Hockensmith of Florida Engineering Group spoke on behalf to developer on the property use. It is planned to be the office building for JJ Park, LLC.

No one from the public spoke for or against this project.

Motion by Board Member Armstrong to approve the Special Exception at the location of 1010 Vineland Road subject to staff conditions. Seconded by Board Member Hawthorne and carried unanimously 6 – 0.

VARIANCE (PUBLIC HEARING)

6. Vineland Road - 1010 (1010 Vineland Road Remodel) VARIANCE
Parcel ID # 23-22-27-8199-00-130

Senior Planner Friedman presented a Variance request for the location of 1010 Vineland Road to allow a corner lot side setback to be 17.72 feet. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members asked about what the variance would allow? City staff explained variance was to allow for addition of an ADA restroom that would be built on side of existing building.

No one from the public spoke for or against this project.

Motion by Board Member Hide to approve the Variance at the location of 1010 Vineland Road subject to staff conditions. Seconded by Board Member Robinson and carried unanimously 6 – 0.

7. Vineland Road - 708 (708 Vineland Road Fence) VARIANCE
Parcel ID # 23-22-27-6504-05-013

Senior Planner Friedman presented a Variance request for the location of 705 Vineland Road to allow a front yard fence be constructed for safety and privacy of four feet in

some sections and six feet in height in remaining sections. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members inquired about existing post on site. City staff explained that the post were installed prior to building permits and city is working with applicant for compliance.

No one from the public spoke for or against this project.

Motion by Board Member Dunn to approve the Variance at the location of 708 Vineland Road subject to staff conditions. Seconded by Board Member Hide and carried unanimously 6 – 0.

8. 372 N Main Street (Donovan Shed) VARIANCE
Parcel ID # 27-22-14-9396-01-030

Planner Kowalchik presented a Variance request for the location of 372 N Main Street to allow a shed to be constructed with a side yard setback of 4.5 feet and separation from the principal structure of 4 feet. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members inquired about existing shed on the site and saving existing tree on the property? City staff explained that owners plan to remove existing shed and construct new shed on side yard and tree on the site would be saved.

No one from the public spoke for or against this project.

Motion by Board Member Dunn to approve the Variance at the location of 372 N Main Street subject to staff conditions. Seconded by Board Member Hide and carried unanimously 6 – 0.

9. 684 Large Oak Lane (Adams Residence) VARIANCE
Parcel ID # 21-22-27-6080-00-060

Urban Designer Carson presented a Variance request for the location of 684 Large Oak Lane to allow a rear yard setback of ten feet to construct a single family home. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members inquired any of the trees on the lot would be removed and impervious ratio of the lot? City staff explained that the arborist report indicated that the largest oak is in good condition will remain on the lot and two trees that were in poor condition were already removed and that the impervious ratio of the lot was met.

No one from the public spoke for or against this project.

Motion by Board Member Hide to approve the Variance at the location of 684 Large Oak Lane subject to staff conditions. Seconded by Board Member Robinson and carried unanimously 6 – 0.

10. 691 Large Oak Lane (Brook Residence) VARIANCE
Parcel ID # 21-22-27-6080-00-170

Urban Designer Carson presented a Variance request for the location of 691 Large Oak Lane to allow a detached garage be located in front of the primary structure in the front yard, wall height of ten feet and roof peak height of 19 feet. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members commented on this was an innovative concept for home layout, a large home on small lot and if property owners were planning a swimming pool? City staff stated property meets imperious requirements and no pool planned at this time.

For the public hearing portion, Scott Salvatoriello of 685 Large Oaks Lane expressed concerns of this variance in regards to aesthetics, detached garage position in front of primary structure and water drainage onto his neighboring lot. Jim Brook of 691 Large Oak Lane also spoke regarding this variance request regarding height pitch of roof and garage.

Motion by Board Member Hawthorne to approve the Variance at the location of 691 Large Oak Lane subject to staff conditions. Seconded by Board Member Hide and carried unanimously 6 – 0.

11. 15206 Farm Stand Court (Brenan Residence) VARIANCE
Parcel ID # 21-22-27-6080-00-120

Urban Designer Carson presented a Variance request for the location of 15206 Farm Stand Court to allow a rear yard setback of ten feet to construct a single family home. Staff recommends approval subject to conditions outlined in the Staff Report.

Board members inquired about trees being preserved on the site and character of the community. City staff appreciated the recognition to save trees.

No one from the public spoke for or against this project.

Motion by Board Member Dunn to approve the Variance at the location of 15206 Farm Stand Court subject to staff conditions. Seconded by Board Member Ambielli and carried unanimously 6 – 0.

Chairman Will Hawthorne adjourned the meeting at 7:21 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, August 1, 2022 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

/s/

/s/

Recording Secretary Colene Rivera

Chairman Will Hawthorne