

**A REGULAR MEETING MINUTES  
PLANNING AND ZONING BOARD  
JUNE 02, 2008**

**CALL TO ORDER**

Vice-Chairman Jerry Carris called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in City Hall Commission Chamber. The invocation was given followed by the Pledge of Allegiance. The roll was called and a quorum was declared present.

**PRESENT:** Vice-Chairman Jerry Carris, Board Members: James Dunn, Mac McKinney, Rohan Ramlackhan, Xerxes Snell, and James Gentry. Also present were Assistant City Attorney Dan Langley, City Manager Mike Bollhoefer, Assistant City Manager Marshall Robertson, Economic Development Director Dolores Key, Planning Director Ed Williams, Chief Planner Tim Wilson, Planner Brandon Byers, Planner Regina McGruder, Administrative Assistant Terry Franklin, and Planning Technician Lorena Blankenship.

**ABSENT:** Chairman James Balderrama

**1. APPROVAL OF MINUTES**

Approval of minutes from regular meeting held May 05, 2008

*Motion by Xerxes Snell to approve the above minutes. Seconded by Mac McKinney, the motion carried unanimously 6-0.*

**Variances and Special Exception Permits**

**2. 435 Black Springs Lane - Variance**

Planner Byers presented the Board with a request for approval of 9 foot rear yard setback variance for property located at 435 Black Springs Lane. If approved, this variance will

allow the property owners to construct an enclosed screen room. City Staff has reviewed the application and recommends approval.

Ravi Bickram, 435 Black Springs Lane, Winter Garden, approached the Board and requested approval of his variance.

***Motion by James Gentry to approve the Variance. Seconded by James Dunn, the motion carried unanimously 6-0.***

**3. 855 E. Plant Street - Variances**

Planner Byers presented the Board with a request for approval of a 7 foot sign height variance for 855 E. Plant Street (*Trailside PCD*). If approved, this variance will allow the property owners to build a decorative addition to the existing ground sign. City Staff has reviewed the petition and recommends approval.

In response to Mac McKinney's question in regards to the size of the sign, Planner Byers stated that City Staff believes that this addition will improve the appearance of the existing ground sign.

***Motion by James Dunn to approved the Sign Variance. Seconded by Xerxes Snell, the motion carried unanimously 6-0.***

**4. 206 Faulkner Street - Variance**

Planner McGruder presented the Board with a request for approval of a 11 foot rear yard setback variance for property located at 206 Faulkner Street. If approved, this variance will allow the property owners to build an enclosed screen room. City Staff has reviewed the application and recommends approval.

***Motion by Mac McKinney to approve the Variance. Seconded by Rohan Ramlackhan, the motion carried unanimously 6-0.***

**5. 1232 Winter Garden Vineland Road, Suite 100-116 – Special Exception Permit**

Planner McGruder presented the Board with a request for approval of a Special Exception Permit for property located at 1232 Winter Garden Vineland Road, Suite 100-116 (*Winter Garden Business Park*). This Special Exception Permit will allow the operation of an indoor baseball recreation facility (*Turf Athletics*) at the existing retail commercial center. City Staff recommends approval with the following conditions:

1. All recreation equipment must be used and stored inside the existing building.
2. All signage and lightening must comply with City Code Section 118-1430 and Section 118-1452.

Lore and John Denny, applicants for the subject petition, approached the Board and stated that they were in agreement with City Staff conditions.

***Motion by James Gentry to approve the Special Exception Permit with City Staff conditions (see attached). Seconded by Rohan Ramlackhan the motion carried unanimously 6-0.***

### **Lot Split**

#### **6. Winter Garden Village at Fowler Groves - Lot Split**

Planner Byers presented the Board with a request to approve a lot split for property located at Winter Garden Village at Fowler Groves. The lot split will create an irregular commercial lot. City Staff has reviewed the application and recommends approval.

Lee Mullon, of Lochrane Engineering, approached the Board to answer questions.

Ed Lynch, 660 Home Grove Drive, Winter Garden approached the Board and asked for the exact location of the subject lot. Planner Byers stated that the parcel is located on the northeast corner adjacent to Grovehurst Subdivision. Mr. Lynch also inquired about the proposed business.

David Davis, of Sember approached the board and responded that a medical office was proposed at the site.

***Motion by James Dunn to approve the Lot Split with the conditions included in the Engineering Department's memorandum dated May 16, 2008 and the Legal Department's letter dated May 16, 2008 (see attached). Seconded by James Gentry, the motion carried 6-0.***

### **Comprehensive Plan Amendments**

**7. School Element and Interlocal Agreement**

Chief Planner Wilson explained that this item is a request for approval of Ordinance 08-34, Amendment to City's Comprehensive Plan. Mr. Wilson explained that this ordinance is adding a Public School Facilities Element and amending the Intergovernmental Coordination Element and Capital Improvements Element for the purpose of implementing school concurrency. Mr. Wilson explained some details and matters related to the Public School Facilities Element and the Interlocal Agreement with Orange county School Board, which will ensure that school concurrency is implemented throughout the County.

Drew Decandis, of Orange County Public Schools, approached the Board and explained specifics in regards to school concurrency and Government Agencies and Committees involved in the preparation of the interlocal agreement for Public School Facility Planning and Implementation of Concurrency.

*Motion by Mac McKinney to approve Ordinance 08-34, Amendment to City's Comprehensive Plan. Seconded by James Gentry the motion carried unanimously 6-0.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:02 p.m.

**APPROVED:**

**ATTEST:**

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**Chairman James Balderrama**

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**Planning Technician Lorena Blankenship**