

**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
MAY 01, 2006**

CALL TO ORDER

Chairman Bedsole called the regular meeting of the City of Winter Garden Planning and Zoning Board to order at 6:35 p.m. in City Hall Commission Chamber. The invocation was given following by the Pledge of Allegiance. The roll was called and a quorum was declared present.

PRESENT: Chairman Larry Bedsole, Board Members: Tina Aldrich, Bea Deariso, Colin Sharman, Minister Xerxes Snell, Mac McKinney, and Bob Buchanan. Also present were City Manager Mike Bollhoefer, Interim City Attorney Cliff Sheppard, City Planner Mark Cechman, Senior Planner Kelly Randall, and Planning Technician Lauren Simmons.

1. APPROVAL OF MINUTES

Due to some irregularities in the minutes from the regular meeting held April 03, 2006, *Bea Deariso moved to postpone the approval of the minutes to the next Planning and Zoning Board meeting. Seconded by Colin Sharman the motion carried unanimously 7-0.*

NEW BUSINESS

Variances & Special Exception Permits

2. 13851 Glynshel Drive

Senior Planner Randall presented the Board with a request for approval of a 4 foot rear yard setback variance to build a screen porch at 13851 Glynshel Drive. City Staff has reviewed the application and recommends approval.

Motion by Tina Aldrich to approve the Variance. Seconded by Colin Sharman, the motion carried unanimously 7-0.

3. 214 Seminole Street

Senior Planner Randall presented the Board with a request for approval of a 5 foot side yard setback variance at 214 Seminole Street to expand and enclose an existing porch. City Staff has reviewed the application and recommends approval.

Motion by Bea Deariso to approve the Variance. Seconded by Bob Buchanan, the motion carried unanimously 7-0.

4. 1361 Winter Green Way

Senior Planner Randall presented the Board with a request for approval of a 12 foot rear yard setback variance at 1361 Winter Green Way to enclose the existing concrete slab for an enclosed patio. City Staff has reviewed the application and recommends approval.

Jose Pacheco, 1361 Winter Green Way approached the Board and in response to Bob Buchanan's question stated that the Homeowner Association does not have a problem with the request. He also stated that there are no objections from their neighbors, and that similar structures exist in the community.

Motion by Bob Buchanan to approve the Variance. Seconded by Tina Aldrich, the motion carried unanimously 7-0.

5. 55 North Dillard Street

City Planner Cechman presented the Board with a request for a Special Exception Permit that will allow a medical clinic at 55 North Dillard Street, which will provide medical and wellness related services. He informed the Board that in December 1969, the Winter Garden Board of Adjustments approved a Special Exception Permit for the subject property to allow professional offices. Mr. Cechman stated that the property was occupied for many years by Dr. Webb for his Chiropractic Office, and Dr. Dunegan, an Exercise Physiologist, would like to purchase the property and relocate her office. City Staff reviewed the application and had some concerns related to the parking situation, but since the applicant stated that she will have no more than 2-3 employees and service no more than 2-3 clients at a time, Staff believes that there is sufficient parking available. Also, because of the residential neighborhood in the area, the applicant will only be allowed to place a very small sign. Dr. Dunegan's business is similar to those of a chiropractor and City Staff recommends approval,

Attorney William Asma, 884 South Dillard Street, Winter Garden, approached the Board and stated that Dr. Dunegan is an Exercise Physiologist and gave an explanation of the nature of her business and services. He explained that she will meet one-on-one with her clients, one at a time, which will require minimal parking. Mr. Asma also stated in

response to Bea Deariso's question that the second floor is an existing residential unit and will be renovated and rented out as an apartment.

Mac McKinney asked if the existing stairway will be removed. Mr. Asma responded that during the renovation the existing stairway might be replaced.

Tina Aldrich pointed out that there are no letters of objection from the neighbors.

Chairman Bedsole expressed concerns related to the parking issue. City Planner Cechman stated that there is plenty of asphalt area, but if the parking situation becomes a problem, the Code Enforcement Department will need to interfere.

City Manager Bollhoefer suggested that the application be approved subject to the applicant working with City Staff to ensure that sufficient parking areas will be provided.

Bob Buchanan pointed out that the Building Department will also need to ensure that the access to the second floor is adequate.

Motion by Tina Aldrich to approve the Special Exception Permit with the condition that the applicant must work with City Staff to ensure that adequate parking will be provided. Seconded by Minister Snell, the motion carried unanimously 7-0.

Lot Splits

6. South Lake Packinghouse – 1065 Tildenville School Road

City Planner Cechman presented the Board with a request for approval of a lot split for the office and parking area of 1065 Tildenville School Road, the South Lake Packinghouse. Mr. Cechman informed the Board that the subject property was annexed into the City approximately 15 years ago and it is zoned R-1, but the existing use has been in operation for many years. The applicant currently has a buyer for a major piece of the property and City Staff recommends approval.

Motion by Bea Deariso to approve the Lot Split with City Staff conditions (see attached). Seconded by Colin Sharman the motion carried unanimously 7-0.

Rezoning & Small Scale Comprehensive Plan Amendment (Public Hearing)

7. 1500 Daniels Road

City Planner Cechman informed the Board that City Staff would like to withdraw the subject application.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 p.m.

APPROVED:

ATTEST:

Chairman Larry Bedsole

Planning Technician Lauren Simmons