

**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
JANUARY 08, 2007**

CALL TO ORDER

Acting Chairman Tina Aldrich called the regular 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: Acting Chairman Tina Aldrich, Board Members Bea Deariso, Bob Buchanan, Xerxes Snell, Jerry Carris, and Mac McKinney. Also present were Assistant City Attorney Dan Langley, City Manager Mike Bollhoefer, Assistant City Manager Marshall Robertson, Planning Director Edward Williams, Planner Regina McGruder, Planner Brandon Byers, Planning Technician Leontyne James and Planning Technician Lorena Blankenship.

ABSENT: Chairman Larry Bedsole

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held December 04, 2006

Motion by Jerry Carris to approve the above minutes. Seconded by Bea Deariso, the motion carried unanimously 6-0.

Variances

2. 440 N. Main Street

Planner McGruder presented the Board with a request for 440 N. Main Street for approval of a 2 foot rear setback variance and a 5 foot side yard (*south*) setback variance that will allow the property owners to build an attached garage. She explained that this item was tabled from the last Planning and Zoning Board meeting as the Board requested elevations of the proposed structure. City Staff has reviewed the application and recommends approval.

Elizabeth Parker, 432 N. Main Street, Winter Garden, (*adjacent neighbor to the south*) approached the Board and spoke in opposition to the subject petition stating that the proposed structure will be too close to her property.

Marvin Phillips, 432 N. Main Street, Winter Garden, approached the Board and spoke in opposition to the subject petition, stating that the proposed structure is very large and too close to his home.

Bert Daniels, 433 N. Main Street, Winter Garden, approached the Board and stated that he was representing the applicant. He explained that Mr. Connelly desires to build an attached garage and that the roof line will match the existing home roof line. He described details of the proposed structure.

Planner McGruder stated that City Staff has requested as a condition of approval that the architectural design of the proposed structure matches the home design.

Bob Buchanan pointed out that the drawings provided were not very clear. He also stated that the proposed building was too big and 5 feet into the setback was too much. He also expressed concerns about the possibility of operating a business from such large structure in a residential area. Mr. Buchanan also stated that structures this big are not common in the neighborhood.

Tina Aldrich pointed out that in the event the property is sold to someone else the proposed building might be use for other purposes, rather than a garage.

Bea Deariso stated that a variance to allow a detached garage similar in size to the current request was previously granted by the Board.

Motion by Jerry Carris to deny the Variances, since it will create an unnecessary hardship for the adjacent neighbor (to the south). Seconded by Bob Buchanan, the motion carried 4-2, Bea Deariso and Mac McKinney opposed the motion.

3. 12807 Keddlestone Lane

Planner McGruder stated that the applicant has withdrawn their application for a variance and easement vacation.

Large-Scale Comprehensive Plan Amendment

4. Dreyfus Citrus

Planner McGruder presented the Board with a request for approval of adoption of Ordinance 06-35, to the Department of Community Affairs amending the Future Land Use Map of the City of Winter Garden's Comprehensive Plan by changing the Future

Land Use designation of the property located at 355 South Ninth Street from Orange County Industrial to City Industrial. City Staff recommends approval of the adoption.

Motion by Bea Deariso to approve the Adoption of Ordinance 06-35. Seconded by Mac McKinney, the motion carried unanimously 6-0.

5. Sessions-Schneider-Ross (SouthStar)

Planner McGruder presented the Board with a request for approval of adoption of Ordinance 06-37, to the Department of Community Affairs amending the Future Land Use Map of the City of Winter Garden's Comprehensive Plan by changing the Future Land Use designation of the property generally described as 79 acres of land located on the east side of County Road 545 and north of Black Lake from Orange County Rural to City Suburban Residential. City Staff recommends approval of the adoption.

Brenda Yates, representing the applicant, SouthStar Development Properties, approached the Board and stated that they agreed with City Staff report and the Department of Community Affairs recommendations. She also reported that this property will be use to build some residential units with a maximum density of 4 dwellings per acre. She added that an elementary and middle school will be built on the adjacent parcel.

Neris Martinez, 14933 Siplin Road, Winter Garden, approached the Board, and asked how the subject request will impact his neighborhood (*adjacent properties to the north*). Ms. Yates explained details of the site, such as location, access roads, and open spaces. She stated that adjacent to Mr. Martinez neighborhood will be the nature trail, a lake or one of the schools, which will provide open space between the building and the existing neighborhood. Ms Yates clarified that the petition tonight is to change the land use, and they will come back to the board for approval of the site plan.

Motion by Bea Deariso to approve the Adoption of Ordinance 06-37. Seconded by Bob Buchanan, the motion carried unanimously 6-0.

Site Plan

6. AmSouth Bank

Planner Byers presented the Board with a request of site plan approval for AmSouth Bank located on the southeast corner of Stoneybrook West Parkway and C.R.545. City Staff has reviewed the application and recommends approval with the conditions included in the agenda package.

Bea Deariso inquired about the Developer's participation on the widening of C.R. 545. Planner Byers responded that such matter will be included in the conditions of approval of the final plat.

Michael Boo, of Interplan, LLC, approached the Board to answer questions, but no questions were asked.

Motion by Bob Buchanan to approve the Site Plan with City Staff conditions included in the Engineering Department's memorandum dated January 03, 2007. Seconded by Bea Deariso, the motion carried unanimously 6-0.

7. Fette Commercial Center

Planning Technician James presented the Board with a petition of site plan approval for Fette Commercial Center located at 12788 West Colonial Drive. City Staff has reviewed the petition and recommends approval with the conditions included in the agenda package.

Mark Fette, 12064 Sandy Shores Drive, Windermere, approached the Board to answer questions.

Bob Buchanan asked if the existing gates will remain. Mr. Fette responded negatively. Jerry Carris suggested that Mr. Fette meets with him to discuss issues related to the landscaping of the property.

Motion by Bea Deariso to approve the Site Plan with City Staff conditions included in the Engineering Department's memorandum dated November 29, 2006 and the Planning Department's memorandum of December 04, 2006 (see attached). Seconded by Xerxes Snell, the motion carried unanimously 6-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:05 p.m.

APPROVED:

ATTEST:

Chairman Larry Bedsole

Planning Technician Lorena Blankenship