

**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
MARCH 03, 2008**

CALL TO ORDER

Chairman James Balderrama called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:32 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: Chairman James Balderrama, Board Members: Jerry Carris, Xerxes Snell, James Dunn, Mac McKinney, Rohan Ramlackhan, and James Gentry. Also present were Assistant City Attorney Dan Langley, City Manager Mike Bollhoefer, Assistant City Manager Marshall Robertson, Commissioner Harold Boulter, Economic Development Director Dolores Key, Executive Assistant to City Manager Andrea Vaughn, Planning Director Ed Williams, Planner Brandon Byers, Planning Technician Lorena Blankenship, and Secretary Giselle Velazquez.

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held February 04, 2008

Jerry Carris pointed out that on the third paragraph on page 3 the word “closed” should be changed to “close”.

Motion by Jerry Carris to approve the above minutes as corrected. Seconded by James Gentry, the motion carried unanimously 7-0.

Special Exception Permits

2. 12400 West Colonial Drive

Planner Byers presented the Board with a request for approval of a Special Exception Permit for property located at 12400 West Colonial Drive. If approved, this Special Exception Permit will allow the property owners to sell commercial tractors at the existing automobile sales and service center. City Staff has reviewed the application and recommends approval.

Jerry Carris asked the applicant about the size of the tractors to be sold in the property.

Leonard Augustine, 12400 W. Colonial Drive, Winter Garden, approached the Board and stated that the size of the tractors will be between 18 and 50 horse power.

Motion by Mac McKinney to approve the Special Exception Permit. Seconded by Jerry Carris, the motion carried unanimously 7-0.

3. 12520 Warrior Road

Planner Byers presented the Board with a request for a 365-day extension of a Special Exception Permit granted on April 02, 2007 for the property located at 12520 Warrior Road. City Staff has reviewed the application and recommends approval with the original conditions, which are included in the agenda package and with the additional conditions:

1. Prior to approval of any Building Permits, the applicant must comply with City Code regarding fire sprinklers and alarm systems;
2. The architectural style of the building must significantly comply with the attached elevations;
3. This SEP does not grant permission for the Church to operate a mission (i.e. daily distribution of food and clothing to patrons who come to the site). No overnight residency is allowed.

Jean Payton, 4775 Pleasant Valley Court, Orlando, applicant for the project, approached the Board to answer questions.

Jerry Carris asked about the large oak tree located on the property, and stated that no building materials should be stored under the tree. Ms. Payton responded that they hired an arborist to analyze the tree, and they will take all the necessary precautions to protect the tree.

Chairman Balderrama stated that he had an ex-parte communication with Mark Defuso, President of the Westfield Lakes Homeowners Association, who asked when the proposed structure will be built.

Motion by Jerry Carris to approve the extension of a Special Exception Permit with City Staff conditions (see attached). Seconded by Xerxes Snell, the motion carried unanimously 7-0.

Rezoning

4. Apex Commerce Center Planned Commercial Development (PCD)

Planner Byers stated that City Staff recommends that this item be tabled until next month's Planning and Zoning Board meeting so that the applicant can have a second community meeting with the residents of the surrounding neighborhoods, and provide City Staff with a Preliminary Development Plan as required by Section 118-987 of the City's Code of Ordinances.

Motion by James Gentry to table the item until next Planning and Zoning Board meeting. Seconded by Mac McKinney, the motion carried unanimously 7-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:47 p.m.

APPROVED:

ATTEST:

Chairman James Balderrama

Planning Technician Lorena Blankenship