

THE CITY OF WINTER GARDEN

PLANNING & ZONING BOARD AGENDA

CITY COMMISSION CHAMBERS/ 251 W. PLANT ST.

REGULAR MEETING June 2, 2008 6:30 P.M.

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of minutes from the May 5, 2008 meeting – Attachment 1

Variances & Special Exception Permits (all Public Hearings)

4. 435 Black Springs Lane Setback Variance – Attachment 2
5. 855 E. Plant Street Sign Variance – Attachment 3
6. 206 Faulkner Street Variance – Attachment 4
7. 1232 Winter Garden Vineland Road, Ste.100-116, Special Exception Permit – Attachment 5

Lot Split (no Public Hearings)

8. Winter Garden Village at Fowler Groves Lot Split – Attachment 6

Comprehensive Plan Amendments (all Public Hearings)

9. School Element and Interlocal Agreement – Attachment 7

Any and all objections will be heard at this time and if no valid objections are presented to the contrary consideration will be given for granting this request. You are advised that if a person decides to appeal any decision made with respect to any matter considered at such hearing, then they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

(b) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The proposed screen room is similar to other additions that have been approved in the R-1 zoning district. It is not out of character with the neighborhood and makes reasonable use of the property.

(c) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the land development regulations will not further any legitimate City objective.

(d) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City's Comprehensive Plan relating to single-family neighborhood character.

(e) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

This variance is a minimal request. Granting this variance will make reasonable use of the land and may enhance the value of the property.

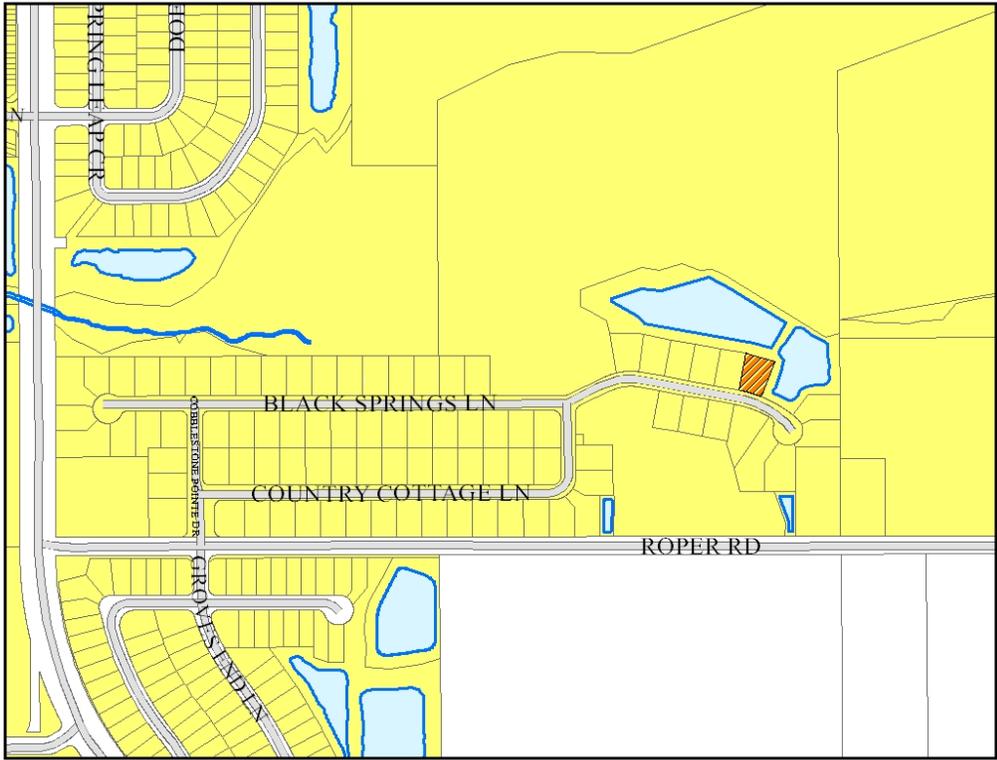
Staff

Recommendation:

Staff recommends approval of the requested 9 foot rear yard setback variance to construct an enclosed screen room for property located at 435 Black Springs Lane.

Next Step: If P& Z Board approves, apply for a building permit.

435 Black Springs Lane



The request for a 7 foot sign height variance to build a decorative addition to the existing ground sign should not interfere with the reasonable enjoyment of adjacent or nearby property owners. The decorative addition will make the existing sign more attractive.

(b) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

Although the proposed sign will be larger than other ground signs in the professional office district, the top 3' of the sign is only a minor decorative feature. The main portion of the sign will be only 12' tall. This is in-line with other commercial districts within the City.

(c) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the land development regulations will not further any legitimate City objective.

(d) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City's Comprehensive Plan relating to commercial districts.

(e) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

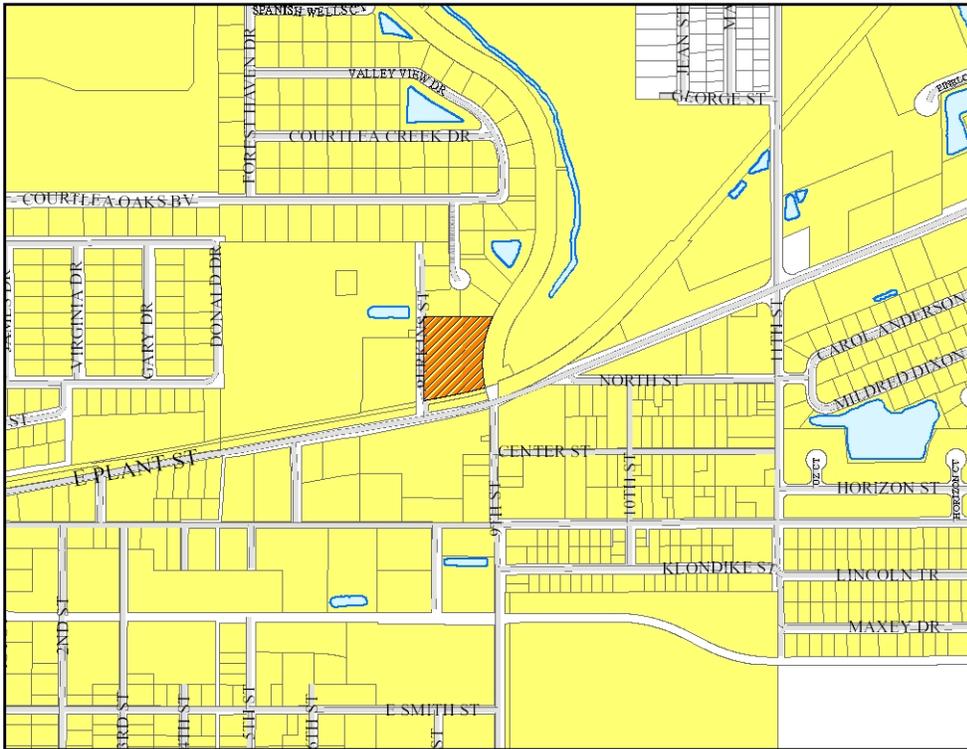
This variance is a minimal request. Granting this variance will make reasonable use of the land.

**Staff
Recommendation:**

Staff recommends approval of the requested 7 foot sign height variance to build a decorative addition to the existing ground sign

Next Step: If P& Z Board approves, apply for a building permit.

855 E. Plant Street



(b) *The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The proposed screen room is similar to other additions that have been approved in the R-1B zoning district. It is not out of character with the neighborhood and makes reasonable use of the property.

(c) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the land development regulations will not further any legitimate City objective.

(d) *The granting of the variance is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City's Comprehensive Plan relating to single-family neighborhood character.

(e) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

This variance is a minimal request. Granting this variance will make reasonable use of the land and may enhance the value of the property.

Staff

Recommendation:

Staff recommends approval of the requested 11 foot rear yard setback variance to construct an enclosed screen room for property located at 206 Faulkner Street.

Next Step: If P& Z Board approves, apply for a building permit.

206 Faulkner Street



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM

ATTACHMENT 5 (Public Hearing)

Date: May 29, 2008 Meeting Date: June 2, 2008
Subject: 1232 Winter Garden Vineland Road, Suites 100-116,
Winter Garden Business Park Special Exception Permit
Issue: Request approval of a Special Exception Permit for the property located at
1232 Winter Garden Vineland Road, Suites 100-116, Winter Garden
Business Park. This Special Exception Permit will allow the operation of
an indoor baseball recreation facility at the existing retail commercial
center.

Supplemental Material/Analysis:

Owner/Applicant: Lore Denny Email: Loredenny@gmail.com

Zoning: PCD (requires a Special Exception Permit for recreation uses)

FLU: Commercial

Staff

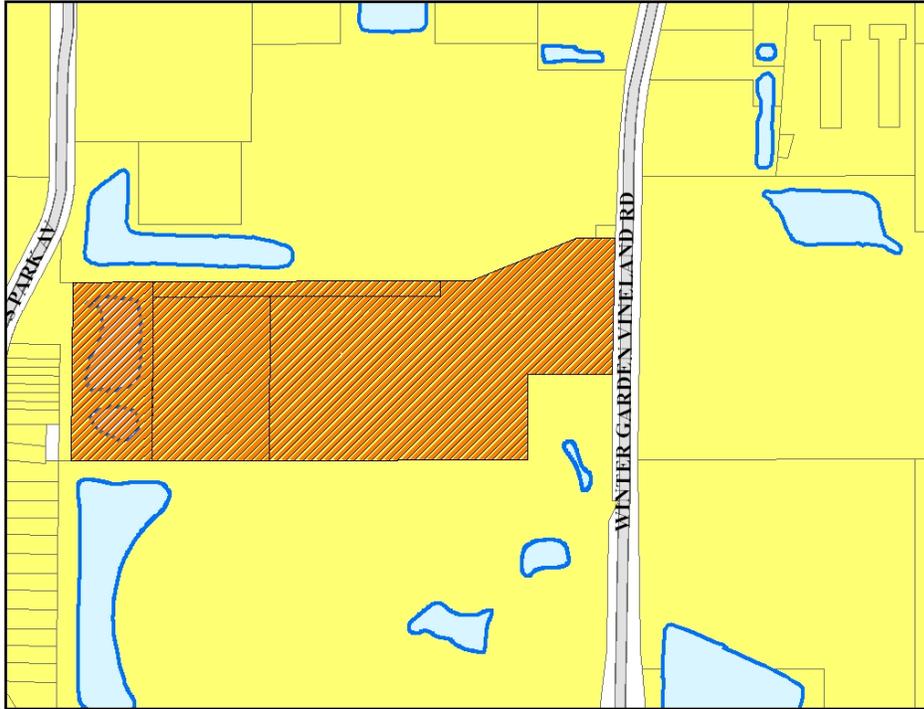
Recommendation:

Staff recommends approval of the Special Exception Permit with the following conditions:

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

Next Step: If P & Z approves, apply for building permits and Business Tax License.

1232 Winter Garden Vineland Road, Suites 100-116
Winter Garden Business Park Commercial Center



THE CITY OF WINTER GARDEN
CITY PLANNING AND ZONING BOARD AGENDA ITEM
ATTACHMENT 6 (no Public Hearing)

Date: May 29, 2008 **Meeting Date:** June 2, 2008
Subject: Winter Garden Village at Fowler Groves
Issue: Applicant is requesting a lot split that will create an irregular commercial lot.

Supplemental Material/Analysis:

Owner/Applicant: Sembler Florida Email: Tom.Hareas@sembler.com

Zoning: PCD

FLU: Beltway Center

Summary: Applicant is requesting a lot split for the subject property.

Staff Recommendation:

Staff recommends approval of the lot split with the conditions found in the Engineering Department memo dated May 16, 2008 and the Legal Department's letter dated May 16 2008.

Next Step:

Applicant needs to record the lot split with the Orange County Property Appraiser.

Deleted: with the condition that the entire property be platted in the future. No certificate of occupancies will be granted until the final plat has been approved by the City Commission and recorded with Orange County.

WGVEG

