

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
APRIL 22, 2009**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, April 22, 2009 in the City Hall 3rd Floor Conference Room.

CALL TO ORDER

Chairman Williams called the meeting to order at 9:11 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Planning Director Ed Williams, City Manager Mike Bollhoefer (*tie breaker*), Assistant to the City Manager for Public Services Don Cochran, Building Official Harold (Skip) Lukert, and Economic Development Director Dolores Key.

Non-voting Attendees: City Attorney Kurt Ardaman and Assistant City Attorney Dan Langley

Others: Chief Planner Tim Wilson, Planner Brandon Byers and Community Relations Manager Andrea Vaughn.

Absent: City Engineer Art Miller, Assistant City Engineer Mike Kelley and Fire Marshal Tom Anderson.

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held April 08, 2009.

Motion by Assistant to the City Manager for Public Services Cochran to approve the above minutes. Seconded by Building Official Lukert the motion carried unanimously 4-0.

DRC Business

1. 206 N. Woodland Street – Variance

The committee discussed the request for approval of several variances for 206 N. Woodland Street, to allow the construction of a single-family home. This lot was approved for variances and lot split by the Planning and Zoning Board on July 11, 2005, and in addition the property received a 365-day extension by the Planning and Zoning Board on July 10, 2006. After discussion the Committee expressed their support for granting the petition.

2. 21 & 35 Broad Street - Site Plan

The committee discussed the conceptual site plan and zoning request to construct a 4,200 square foot building; with 2,250 sf. Office and 1,950 s.f. warehouse at 21 & 35 Broad Street. The property is zoned R-NC; which allows office use with a Special Exception Permit. Warehouse use is not allowed in the R-NC zoning district. After discussion, the committee determined that the proposed use is not compatible with the R-NC zoning district.

Motion by Building Official Lukert to deny the petition to construct a a 4,200 square foot building; with 2,250 sf. Office and 1,950 s.f. warehouse at 21 & 35 Broad Street. Seconded by Economic Development Director Kay, the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:26 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams

Planning Technician Lorena Blankenship