



For More Information, Contact:

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PLANNING & ZONING BOARD

To: Jerry Carris
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CC: Mike Bollhoefer, City Manager
Dan Langley, City Attorney
Ed Williams, Planning Consultant
Dolores Key, Econ. Dev. Director
Tim Wilson, Community
Development Director
Bill Wharton, Principal Planner
Regina McGruder-Jones, Planner II
Brandon Byers, Planner II

RE: Amended Agenda – October 5, 2009 - 6:30 PM
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of minutes from the September 14, 2009 meeting – Attachment 1

Variances (Public Hearing)

4. 724 Sunburst Cove Lane, Setback Variance – Attachment 2

Annexations, Comp Plan Amendments, & Rezonings (All Public Hearings)

5. 519 Bethune Avenue – Attachment 3

Ordinances

6. Ordinance 09-19, amending time restrictions to PUD Ordinance

Note: §286.0105, Florida Statutes, states that if a person decides to appeal any decision by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability, as defined by the ADA, needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact the City Clerk's Office at 407-656-4111 extension 2254.

Amended Agenda

The variance request is minimal. Other homes in the neighborhood have received variance approvals for screen room additions. This property backs up to the retention pond and the adjacent neighbors have a fence on their property. This addition should not interfere with the adjacent property owners or negatively impact their standard of living.

(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;

This addition will allow reasonable use of the property. Homes in this and other residential subdivisions have received variances for screen room additions.

(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 City land development regulations will not further any legitimate city objective. This request does not encroach into any recorded easement and should not affect any drainage pattern for the home.

(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 residential.

(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.

The variance requested is the minimum variance that will make reasonable use of the land. Denying this variance does not benefit the property owner or the City.

Staff

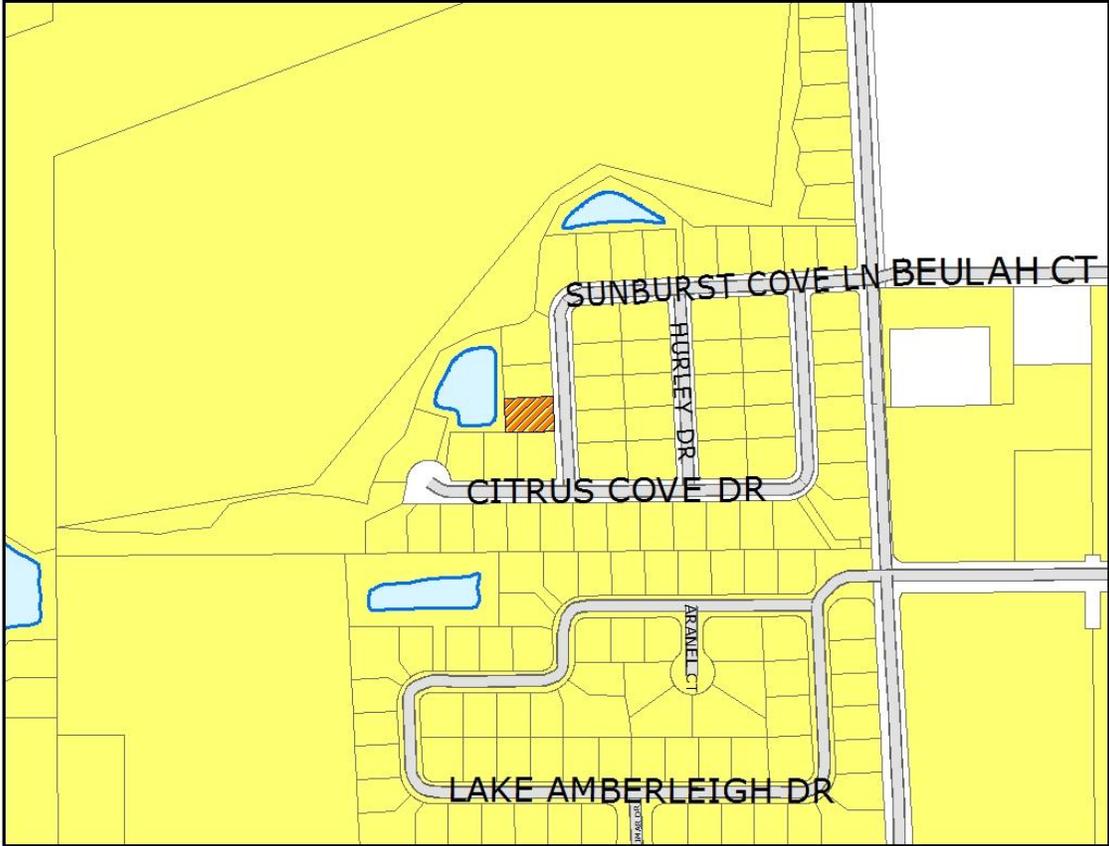
Recommendation:

Staff recommends approval of the 8 foot rear setback variance to construct a screen room addition.

Next Step:

Obtain building permits from the Building Department and commence construction.

724 Sunburst Cove Lane



519 Bethune Avenue

