

**A REGULAR MEETING MINUTES  
PLANNING AND ZONING BOARD  
OCTOBER 04, 2010**

**CALL TO ORDER**

Chairman Jerry Carris called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. The invocation was given followed by the Pledge of Allegiance. The roll was called and a quorum was declared present.

**MEMBERS PRESENT:** Chairman Jerry Carris, Vice-Chairman James Gentry, Board Members: Mac McKinney, Mark Maciel, James Dunn, Rohan Ramlackhan, and Kent Horsley.

**STAFF PRESENT:** City Attorney Giffin Chumley, Community Development Director Tim Wilson, Principal Planner Bill Wharton, and Planning Technician Lorena Blankenship.

**STAFF ABSENT:** City Manager Mike Bollhoefer

**1. APPROVAL OF MINUTES**

Approval of minutes from regular meeting held August 02, 2010.

*Motion by Kent Horsley to approve the above minutes, seconded by James Dunn the motion passed unanimously 7-0.*

**Variance**

**2. 417 Courtlea Oaks Boulevard**

Principal Planner Wharton presented the Board with a request for approval of a 5 foot side yard (west) setback variance for property located at 417 Courtlea Oaks Boulevard. If approved, this variance will allow construction of an 18' x 18' playroom/storage accessory building. Mr. Wharton stated that the applicant wants to save a mature oak tree located in the rear yard, which requires the accessory building

be located 5 foot from the side yard instead of the 10 foot side yard setback requirements. The parcel abuts an existing orange grove/wooded area in the rear. The HOA's Architectural Review Board has approved the proposed 18' x 18' accessory building. The applicant has also submitted a letter of no objections from the adjacent homeowner/neighbor located at 415 Courtlea Oaks Boulevard. City Staff recommends approval of the 5 foot side yard (west) setback variance with the following conditions:

1. The 18' x 18' accessory building will be allowed limited electrical services and no water/bathroom facilities shall be permitted.
2. Any use of building as a guest house or apartment occupancy shall not be permitted.

Chairman Jerry Carris asked the applicant Dennis Range (*who was in the audience*), if he was in agreement with City Staff conditions. Mr. Range responded affirmatively.

***Motion by Mac McKinney to approve the 5 foot side yard (west) setback variance with City Staff conditions. Seconded by James Gentry, the motion carried unanimously 7-0.***

### **Miscellaneous**

Community Development Director Wilson informed the Board that on August 13th the City received the Notice of Compliance by the Department of Community Affairs for the City's Comprehensive Plan Amendment.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:40 p.m.

**APPROVED:**

**ATTEST:**

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**Chairman Jerry Carris**

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**Planning Technician Lorena Blankenship**