

**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
MAY 02, 2011**

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: Mark Maciel, Kent Horsley, Mac McKinney, James Dunn, and Rohan Ramlackhan.

STAFF PRESENT: City Attorney Giffin Chumley, Planning & Zoning 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 February 07, 2011.

The above minutes were approved by acclamation.

VARIANCES

2. 1325 Vic Kay Court

Principal Planner Wharton presented the Board with a request for approval of a 16.24 foot rear yard setback variance for property located at 1325 Vic Kay Court (*Hillcrest Subdivision*), to allow the construction of a 746 square foot garage accessory

building. There is no home owners association for this subdivision. However, the applicant has provided a letter of no objections from seven of the surrounding homeowners, including the homeowner abutting the rear lot line of this lot. Mr. Wharton added that the applicant is requesting a 16.24 foot rear yard (west) setback variance to allow a 23'x25' detached garage with a 12'x14' room attached to the garage in the rear yard. Per section 118-1310(2)a of the City Code of Ordinances (Code), accessory buildings greater than 160 square feet must comply with all setback requirements of the principle structure. City Staff has reviewed the application and recommends approval of the 16.24 foot rear yard setback variance, with the following conditions:

1. The accessory building, the garage and attached room, will be allowed electrical services and no bathroom facilities shall be permitted.
2. Any use of the building as a guest house or apartment occupancy shall not be permitted.
3. The exterior finish of the accessory building shall match the primary building on the lot.

Motion by Kent Horsley to approve the 16.24 foot rear yard setback variance for property located at 1325 Vic Kay Court. Seconded by James Gentry, the motion carried unanimously 7-0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:34 p.m.

APPROVED:

ATTEST:

Chairman Jerry Carris

Planning Technician Lorena Blankenship