



**A REGULAR MEETING MINUTES  
PLANNING AND ZONING BOARD  
FEBRUARY 6, 2012**

**1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE**

Chairman James Gentry 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.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

The roll was called and a quorum was declared present.

**MEMBERS PRESENT:**

Chairman James Gentry, Vice-Chairman James Dunn, Board Members: Kent Horsley, Mac McKinney, Rohan Ramlackhan, and Eric Weiss.

**MEMBERS ABSENT:**

Mark Maciel (excused).

**STAFF PRESENT:**

City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, Community Development Director Ed Williams, Senior Planner Laura Smith, Senior Planner Stephen Pash, and Administrative Specialist Corrina Williams.

**3. APPROVAL OF MINUTES**

Approval of minutes from the regular meeting held January 9, 2012.

*Motion by James Dunn to approve the above minutes, seconded by Kent Horsley, the motion carried unanimously 6-0.*

**SPECIAL EXCEPTION PERMIT(Public Hearing)**

**4. 125 N. Lakeview Avenue - First United Methodist Church Memorial Garden**

Community Development Director Ed Williams and City Manager requested this item to be tabled until the next Planning and Zoning Board meeting to allow the applicant time to host a Community Meeting for citizen input on the project.

*Motion by Kent Horsley to recommend the 125 N. Lakeview Avenue - Special Exception Permit be tabled till the next Planning and Zoning Board meeting (March 5, 2012) to allow applicant to resolve outstanding issues. Seconded by James Dunn, the motion carried unanimously 6-0.*

**5. 13036 Roper Road - Grace Church of Orlando, Inc.**

Community Development Director Ed Williams requested this item to be tabled until the next Planning and Zoning Board meeting to allow the applicant time to host a Community Meeting for citizen input on the project.

*Motion by Mac Mckinney to recommend the 13036 Roper Road (Grace Church of Orlando, Inc.) - Special Exception Permit be tabled till the next Planning and Zoning Board meeting (March 5, 2012) to allow applicant to resolve outstanding issues. Seconded by Kent Horsley, the motion carried unanimously 6-0.*

**6. 910 Carter Road - Playtime Storage (a/k/a Lighthouse Storage)**

Community Development Director Ed Williams presented a request for a Special Exception Permit extension or reinstatement of a previously approved permit for the property located at 910 Carter Road (Playtime Storage formerly known as Lighthouse Storage). The special exception permit allowed for an outdoor storage of boats and recreation vehicles on this property. The property has changed ownership and the new owner presented the site plan to the Development Review Committee (DRC) and the DRC has recommended the approval of the projects special exception request for the outdoor storage uses.

General discussion by the board to clarify the night time lighting of the yard. Director Williams advised that the project will maintain similar standards to that of the City's "Dark Skies" standards to keep the lighting focused on the interior of the yard.

General discussion by the board to clarify if the project has an adequate drainage system. Director Williams advised that this project has already be reviewed and approved by the Saint Johns River Water Management and a master drainage system is already installed.

*Motion by James Dunn to approve the special exception permit for 910 Carter Road, with staff recommendations. Seconded by Kent Horsley, the motion carried unanimously 6-0.*

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:43 p.m.

**APPROVED:**

**ATTEST:**

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**Chairman James Gentry**

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**Administrative Specialist Corrina Williams**