

**THE CITY OF WINTER GARDEN**

**PLANNING & ZONING BOARD AGENDA**

**CITY COMMISSION CHAMBERS/ 251 W. PLANT ST.**

**REGULAR MEETING**

**March 3, 2008**

**6:30 P.M.**

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1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of minutes from the February 4, 2008 meeting - Attachment 1

**Special Exception Permits (all Public Hearings)**

4. 12400 West Colonial Drive, Special Exception Permit – Attachment 2

**Special Exception Permit Extensions (No Public Hearings)**

5. 12520 Windermere Road, Special Exception Permit Extension – Attachment 3

**Rezoning (all Public Hearings)**

6. Apex Commerce Center PCD Rezoning – Attachment 4

Any and all objections will be heard at this time and if no valid objections are presented to the contrary consideration will be given for granting this request. You are advised that if a person decides to appeal any decision made with respect to any matter considered at such hearing, then they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.



12400 West Colonial Drive



**THE CITY OF WINTER GARDEN**  
**CITY PLANNING AND ZONING BOARD AGENDA ITEM**

**ATTACHMENT 3 (No Public Hearing)**

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**Date:** February 28, 2008                      **Meeting Date:** March 3, 2008

**Subject:** 12520 Windermere Road

**Issue:** Request extension of an approval of a Special Exception Permit for the property located at 15520 Warrior Road to allow a church in the R-1 zoning district. This property previously received a SEP on April 2, 2007.

**Supplemental Material/Analysis:**

**Owner/Applicant:** Jean Payton                      Email: jeanipayton@aol.com

**Zoning:** R-1

**FLU:** Low Density Residential (LR)

**Summary:**

The property owner is requesting an extension of their special exception permit. The minutes from the April 2, 2007 P&Z Board meeting are as follows:

*Planner Byers presented the board with a request for 12520 Warrior Road for approval of a Special Exception Permit to allow a church in the R-1 zoning district. This property previously received a SEP on February 03, 2003 but the permit approval has since expired. City Staff reviewed the petition and recommends approval with the City Staff conditions included in the agenda package, in addition, prior to approval of any Building Permits, the applicant must comply with City Code regarding fire sprinklers and alarm systems; the architectural style of the building must significantly comply with the attached elevations; this SEP does not grant permission for the Church to operate a mission (i.e. daily distribution of food and clothing to patrons who come to the site); and no overnight residency is allowed.*

*Roy Savidge, 12415 Westfield Lakes Circle, Winter Garden, (adjacent property owner) approached the Board and inquired about the plans in regards to the existing trees located on the subject property. He also asked to see the site plans for the proposed building. Planner Byers showed Mr. Savidge the conceptual plans for the proposed Church and explained that at the time of site plan review, the applicant will be required to provide a grading plan for the property.*

*Acting Chairwoman Aldrich suggested that City Staff should work with the applicant on saving as many live oak trees as possible. Planner Byers stated that at the time of site plan review, the applicant will be required to submit a tree survey.*

*Jean Payton, applicant for the project and Pastor of the Perfecting Hope Ministries, approached the Board and in response to Mr. Balderrama's question, stated that the reason the previously approved Special Exception Permit expired was because she became very ill and could not proceed with the financing process for the property.*

*Barbara Savidge, 12415 Westfield Lakes Circle, Winter Garden, approached the Board and expressed concerns related to a large oak tree located on the subject property, stating that it is a very old oak tree that adds beauty to the area.*

*Jean Payton stated that they will try to save the tree, but explained that other matters, such as safety need to be taken into consideration.*

*Acting Chairwoman Aldrich suggested that perhaps an arborist could analyze the tree.*

***Motion by Jerry Carris to approve the Special Exception Permit with City Staff conditions (see attached). Seconded by Bob Buchanan, the motion carried unanimously 6-0.***

## **Staff**

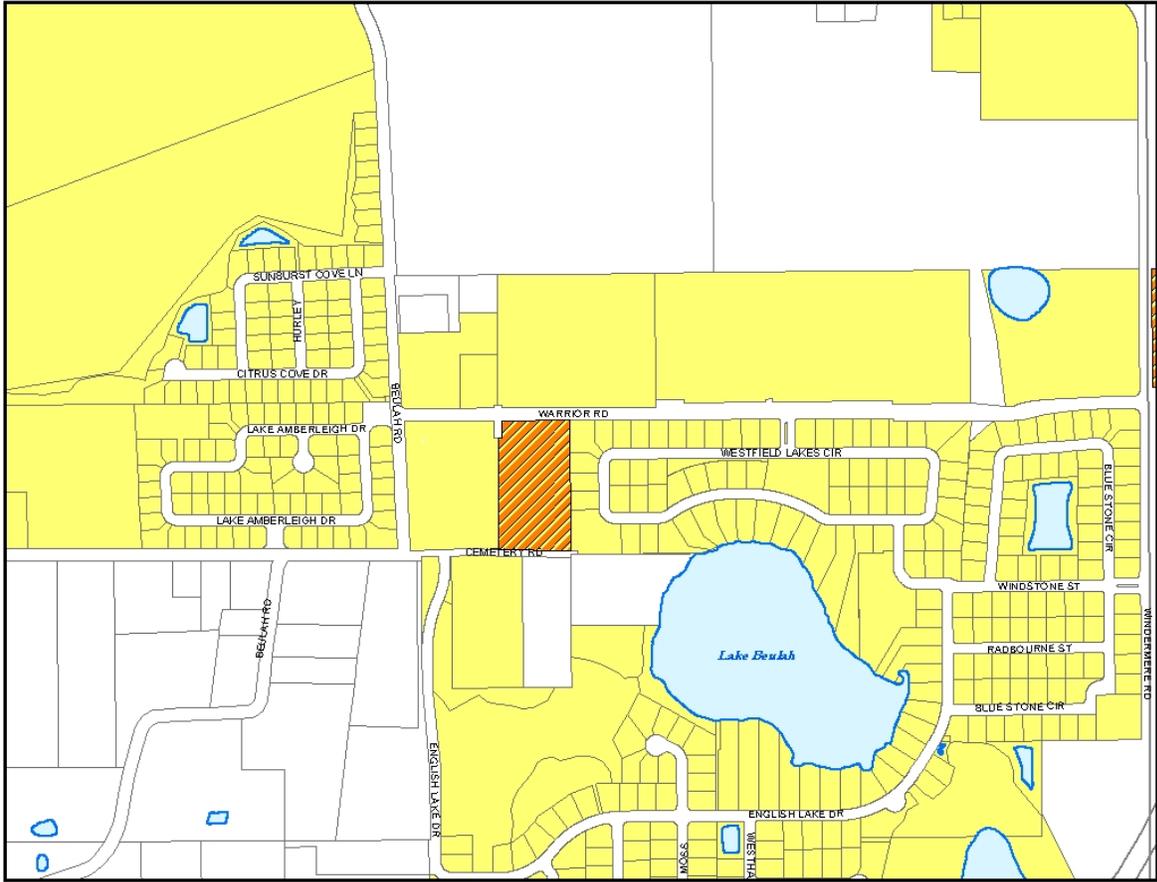
### **Recommendation:**

Staff recommends approval of the extension for the Special Exception Permit with the conditions in the Engineering Department's memorandum of March 29, 2007, the Stormwater Engineer's memorandum of March 9, 2007, and with the following:

1. Prior to approval of any Building Permits, the applicant must comply with City Code regarding fire sprinklers and alarm systems;
2. The architectural style of the building must significantly comply with the attached elevations;
3. This SEP does not grant permission for the Church to operate a mission (i.e. daily distribution of food and clothing to patrons who come to the site). No overnight residency is allowed.

**Next Step:** Submit engineered site plans with the required application and fee.

**12520 Warrior Road**



**THE CITY OF WINTER GARDEN**  
**CITY PLANNING AND ZONING BOARD AGENDA ITEM**  
**ATTACHMENT 4 (Public Hearing)**

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**Date:** February 28, 2008                      **Meeting Date:** March 3, 2008  
**Subject:** Apex Commerce Center Planned Commercial Development Rezoning  
**Issue:** Request for approval of Ordinance 08-13, rezoning the subject property from City C-2 to City PCD for property located at 310, 330 & 350 East Crown Point Road.

**Supplemental Material/Analysis:**

**Owner/Applicant:** Yog Melwani                      Email: yog@apexdevelopment.net

**Current Zoning:** C-2

**Proposed Zoning:** PCD (Planned Commercial Development)

**Summary:** Applicant is requesting approval of Ordinance 08-13, rezoning the subject property from City C-2 to City PCD for property located at 310, 330 & 350 East Crown Point Road. Previously the site plan was approved by Planning and Zoning on December 4, 2006 and received City Commission approval on December 28, 2006. The applicant is not requesting any changes to the previously approved site plan; but only requesting to change the current City C-2 zoning to City PCD to allow some light manufacturing and light industrial uses.

**Staff  
Recommendation:**

Staff again recommends that this item be tabled until a later date so that the applicant can have a 2<sup>nd</sup> community meeting with the residents of the surrounding neighborhoods. Provide staff with a Preliminary Development Plan as required by Section 118-987 Zoning Code.

**Apex Commerce Center**

