The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, February 27, 2019 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER
Chairman/Community Development Director Steve Pash called the meeting to order at 10:02 a.m. The roll was called and a quorum was declared present.

PRESENT
Voting Members: Chairman/ Community Development Director Steve Pash, City Engineer Jim Monahan, Building Official Skip Nemecek and Assistant City Manager for Public Services Jon Williams.

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, City Engineering Consultant Art Miller, City Development Consultant Ed Williams, Urban Designer Kelly Carson and Senior Planner Shane Friedman.

ABSENT
Voting Members: Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:
Approval of minutes from regular meeting held on February 13, 2019.

Motion by Assistant City Manager for Public Services Williams to approve the above minutes. Seconded by Building Official Nemecek; the motion carried unanimously 4-0.

10:02 am Break in Meeting
10:03 am Meeting Resumed

DRC BUSINESS

Agenda Item #3: Pothamsetty ASC – SITE PLAN
Colonial Drive W – 14315
Loyde W Sadolowski, Inc.
Keith Riddle of Riddle-Newman Engineering Inc. and Loyde Sadlowski of Loyde W Sadlowski, Inc.; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Applicants explained that the process of review and discussion with their project’s architect, designer and owner as well as AHCA issues took a lengthy timeframe to resolve and determine how best to address the surgery center requirements as well as height and size of building issues. After much delay, they are back in front of City staff for review and continuance of this project for reviews and approvals, etc.

ENGINEERING

2. **Site Drainage (Repeat comments):**
   
a. **The provided geotech report shows the water table is perched approximately 2 feet below the existing surface along with a confining layer of clay approximately 3 to 6 below the surface. Given the city’s experience with similar conditions, it is unlikely that the actual field condition will mimic the percolation rates assumed in the design analysis.**

   The response states that the confining layer is below the 10’ maximum depth of the borings that show a clayey sand layer beginning at 4 to 7.5 feet, which in our opinion is the confining layer. The borings (taken over two years ago in January 2017) found an existing water table at 4 feet and an estimated seasonal high water table at 2 feet. What is the existing water table at the site currently? Has the ESHWT changed?

   Discussion took place regarding soils and engineering reports regarding the confining layer and the estimated seasonal high water elevation at 2’ below the surface. The Geotechnical Report states that the confining layer was not encountered however the City contends that the clay encountered is the confining layer and that is why the estimated seasonal high water table is 2’ below the surface. The difference in approach and options between DOT and City on the discharge of excess storm water is an issue that needs to be resolved. This difference will need to be addressed during a side bar meeting. Applicants agreed.

3. **Drainage easement shall provide for the portion of the existing 36” storm pipe that encroaches into the property; easement widths must meet Code requirements.** This comment was discussed with pertinence to the size of the pipe for drainage concerns. City informed the applicant that there is a calculation in the code that may allow for a narrower easement. Applicant understood that they can adjust the width.

PLANNING

17. **The proposal is to add a significant amount of fill to the property. This places a visual and physical burden on adjacent property owners. This issue needs to be addressed.** Discussion took place regarding the concerns on the elevation of building and height of retaining wall along back of property abutting a residential neighborhood. The proposed 5’ height of the retaining wall will negatively affect the owners and occupants of the
adjoining properties, including the residents to the north (Hyde Park). The applicants are being asked to review this and see what options might be considered. City suggested that applicants may need to review the overall size of building and the impact it has on the lot as well as those surrounding this lot. Applicants will review.

23. **Landscape Plan:**

   a. The east side buffer needs additional landscaping. One additional canopy tree is needed per code and the blank walls of the east elevation should be broken up by additional landscaping. City staff pointed out that the landscaping plans will need to be submitted for review. Applicant acknowledged.

   Motion by City Engineer Monahan to table this item until further notice after a side bar meeting, etc. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

10:15 am Break in Meeting
10:16 am Meeting Resumed

**Agenda Item #4: Slate Luxury Apartments pool installation – SITE PLAN**

Bay Street W - 584
Slate West Eleven LLC

Jason R. Crain of Dixie Pools & Spas and Kevin Shelter of Aspen Square Management; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Applicants acknowledged receipt of the staff report and did not have any further questions on their end at this time.

**ENGINEERING**

5. Show the pool/filter backwash discharge. The pool discharge will be allowed into the storm sewer system, provided all pool water is de-chlorinated prior to discharge pursuant to Chapter 106 of the Winter Garden City Code and FDEP allowable discharge requirements. Sheet flow discharge will be approved as a method of de-chlorination if over 100 feet over grass before reaching outfall (storm sewer system). Provide the pool design plans for the pool equipment enclosure, piping, etc. City Staff discussed code requirements for backwash and discharge. Applicants explained the system they plan to install for potable service. Applicants stated there are two yard drains for overflow and have about 120 feet of flow over grass prior to water reaching outfall. Applicants will provide details and calculations, etc.

**BUILDING COMMENTS**

11. Be aware we may not issue a permit until we receive an application in progress letter from the state department of health. The swimming pool is most likely going to be rated as a commercial pool and subject to ADA requirements. There are also bathroom and
equipment room regulations that will need to be met. Applicants will need to address this comment as this will be a commercial rated pool which will need to include restrooms, lift, pathways and sidewalks that are ADA accessible, etc. Also, it was clarified that pavers are calculated same as concrete for impervious surface ratio. Applicants understood.

Applicants inquired if the elevations for the pool area were good with staff? City staff stated that it was ok through Engineering Department. City staff pointed out that applicants will need to submit a landscaping plan for this project as well. Applicants acknowledged.

Motion by City Engineer Monahan to have the applicants revise and resubmit the Site Plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:26 a.m. by Chairman/ Community Development Director Steve Pash.

APPROVED:  

ATTEST:

[Signature]
Chairman, Steve Pash

[Signature]
DRC Recording Secretary, Colene Rivera

DISCUSSION ITEM ONLY
E Crown Point Project Feasibility
Gray-Robinson

Tom Sullivan of Grey Robinson; Bryan Potts of Tannath Design; Lou Payas of Payas Commercial and Stan Rudnitsky of Inland Transport Inc.; applicants for the project were in attendance for discussion only.