The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, March 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 10:04 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, Urban Designer Kelly Carson, Senior Planner Shane Friedman and Customer Service Representative Colene Rivera.

**ABSENT**
Voting Members: Economic Development Director Tanja Gerhartz

**APPROVAL OF MINUTES**

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

*Motion by Assistant City Manager for Public Services Williams to approve the above minutes. Seconded by City Engineer Monahan; the motion carried unanimously 3-0.* (Building Official Nemecek had not yet arrived to meeting)

10:05 am Break in Meeting
10:05 am Meeting Resumed

**DRC BUSINESS**

**Agenda Item #3:**
Waterside on Johns Lake Ph. 2C Hardscape/Landscape/Irrigation – SITE PLAN
Williams Road - 1751
TDC Design Studio, LLC

Todd Clements of TDC Design Studio, LLC; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

**ENGINEERING COMMENTS**

2. Sheet C100: Revise the parking space pavement section to meet City Standards - 2” thick asphalt; 10” soil cement or crushed concrete base; 12” stabilized subbase. Applicant acknowledged and will comply.

**PLANNING COMMENTS**

7. Sheet LL-01: Please provide foot candles of floodlighting. Per Section 102-93. Illuminance, of City Code, floodlight illuminance is permissible, provided that the floodlight or spotlight is positioned so that there is a maximum illuminance of 0.3 foot candles at a distance of 25 feet from the face of the sign. All floodlighting shall comply with dark sky lighting standards. Applicant understood and will comply.

Motion by City Engineer Monahan to revise and resubmit the Site Plan for staff review only. Assistant City Manager for Public Services, seconded; the motion carried unanimously 3-0. (Building Official Nemecek had not yet arrived to meeting)

10:08 am Break in Meeting
10:08 am Building Official Nemecek arrived to meeting
10:09 am Meeting Resumed

**Agenda Item #4:**
AdventHealth Winter Garden Patient Bed Tower – SITE PLAN
Fowler Grove Blvd - 2000
Adventist Health System/ Sunbelt Inc

John Townsend of Donald W. McIntosh Associates and Raymond Moe of AdventHealth System; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

**ENGINEERING**

1. Sheet C003:

   **Material Specifications (Paving & Drainage):**

   a) Revise notes #2 & #3 to meet City Standards (HP polypropylene pipe, laser profiling, installation per ASTM D2321; smooth wall underdrain; etc.) City staff inquired if applicants were familiar with this process? They stated yes and understood comment however, since previous phase was RCP, probably will stay with existing to be consistent. Applicant understood that if they decide to go with the HP polypropylene pipe, there are extensive City code standards to follow with this process. Applicant understood.
2. **Sheet C502:**

   a) The 6” sanitary line running from C0-17 to the existing 8” gravity main shall be connected via a manhole or redirect it to the existing MH 301004. Applicants will adjust to 8” gravity main connecting to manhole.

4. **All utilities shall conform to Chapter 78 of the City Code.** Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer’s expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits. According to the plans there will be (1) new 3” irrigation meter. Based on the above, the utility impact fees are as follows:

   - **3” Irrigation meter**
     - 1 ea. @$16,290.00 = $16,290.00
   - **TOTAL** = $16,290.00

   (does not include connection/installation fee)

   Applicants inquired whom to send the DEP report to? City staff stated to send directly to City Engineer Monahan. Applicants will comply.

7. **Tree Removal Permit issued by the city of Winter Garden Building Department may be required prior to final plan approval.** Coordinate with Building Department (Steve Pash). City staff explained this is a standard comment.

**PLANNING**

15. **Per the PCD, equipment such as transformers and compactors as well as service yards are required to be screened from public view.** The loading dock area is one such service yard, containing compactors and fuel tanks (above ground?). In addition, there are a number of above-ground utilities around the site: next to the service yard, in the perimeter buffer, etc. These areas will need to be screened. Please review Infrastructure section of the PCD and revise accordingly. City staff explained that applicants will need to address screening of various equipment per the PCD requirements such as the compactors, dumpsters and transfer station, etc. This can be discussed and addressed further with the project architect to coordinate these details and specifics, etc.

19. **Building Elevations:**

   h. **Note: all building elevations are required to be reviewed and approved by the City Manager.** Additional comments on the elevations may be generated after his review. The project’s architect will set up a side bar meeting with city staff to review the proposed elevation and design aspects. Determined that this will be on Tuesday, April 2 at 9:30 am. There are some general concerns about the proposed design and wanting to be consistent with the existing building architecture. Concern about some coloring choices and wanted to emphasize the horizontal aspects and details to offset the vertical tower. Ensure applicants that the vertical 7-story tower will remain at this height but need to address visual aspects for vertical. Applicants inquired if their
Landscaping Architect should attend this side bar meeting as well. It was determined not necessary at this time. Applicants will comply.

Motion by City Engineer Monahan to revise and resubmit the Site Plan after the architectural side bar meeting 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 10:18 a.m. by Chairman/ Community Development Director Steve Pash.

APPROVED: 

Chairman, Steve Pash

ATTEST:

DRC Recording Secretary, Colene Rivera