

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
JUNE 27, 2007**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, June 27, 2007 in the City Hall Commission Chamber.

CALL TO ORDER

Chairman Edward Williams called the meeting to order at 9:00 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairman/Planning Director Edward Williams, City Manager Mike Bollhoefer (*tie breaker*), Assistant City Manager Marshall Robertson, City Engineer Art Miller, Public Works Director Designee Don Cochran, Assistant City Engineer Mike Kelley, and Utilities Director Charlie Tinch.

Non-voting Attendees: Stormwater Engineer Alex Nasser, Fire Marshall Tom Anderson, City Attorney Kurt Ardaman and Assistant City Attorney Dan Langley.

Others: Planner Brandon Byers and Planning Technician Lorena Blankenship.

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held June 13, 2007.

Motion by City Engineer Miller to approve the above minutes. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

DRC BUSINESS

2. Longhorn Steakhouse – Winter Garden Village at Fowler Groves – Site Plan

Jerry Johnson, applicant for the project was in attendance to discuss the Development Review Committee comments.

Planning and Zoning Department comments from letter dated June 6, 2007 were acknowledged and addressed.

Comments included in the June 6, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed. Applicant stated that all comments have been addressed and revised plans are ready to be submitted to the Planning and Zoning Department.

Comments included in the June 7, 2007 memorandum from **Storm Water Engineer Nasser** were acknowledged and addressed.

Fire Department comments from Email dated May 30, 2007 were acknowledged and addressed.

City Engineer Miller moved to approve the Site Plan with City Staff conditions (see attached) provided the applicant resubmits revised plans for Staff Review to the Planning and Zoning Department within 3 days following this meeting; if plans are satisfactory to City Staff, the item may proceed to the Pre-Construction meeting. Seconded by Utilities Director Tinch, the motion carried unanimously 6-0.

3. Oakland Park Phase 1 A - Final Plat

John Florio, David Kelly, Juli James, Scott Grossman, and David Rice, applicants for the project were in attendance to discuss the Development Review Committee comments.

City Surveyor Blankenship comments from letter dated June 25, 2007 were acknowledged and addressed.

Comments included in the June 22, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed. Emphasis was placed on comment # 1, final mylar will be required prior to scheduling for the Planning and Zoning Board meeting. Emphasis was also placed on comment # 15, a Performance Bond or Letter of Credit in the amount of 120% of the cost of all incomplete improvements shall be provided to the City. Concerning comment # 14, A Maintenance Bond in the amount of 20% of the cost of the public improvements will be required for the one year warranty period as a condition of issuance of the Certificate of Completion.

Assistant City Attorney Langley comments from letter dated June 22, 2007 were acknowledged and addressed. The applicant stated that several legal documents were already sent to City Attorney Ardaman's Office, and the remaining required legal documents to include the Hold-harmless Agreement and the revision of the Right-of-Way Maintenance Agreement will be provided no later than Tuesday July 3rd.

Comments included in the June 7, 2007 memorandum from **Storm Water Engineer Nasser** were acknowledged and addressed.

City Engineer Miller moved to place the Final Plat with all City Staff conditions (see attached) on the next available Planning and Zoning Board meeting provided the applicant resubmits revised plat and all required information to the Planning and Zoning Department by Tuesday, July 3, 2007. Seconded by Public Works Director Designee Cochran, the motion carried unanimously 6-0.

Additional discussion items concerning Oakland Park:

City Engineer Miller suggested a meeting with Oakland Park Applicants, their Design Team (*Engineer and Landscape Architect*) and City Staff to discuss some issues related to their landscape plans for Phase 1A (utility conflicts, etc.). David Kelly of DWMA (*Donald W. McIntosh Associates*) to coordinate getting the meeting scheduled.

Phase 1B Construction: The City will allow construction to commence on Phase 1B, but the work within the limits of Oakland shall be completed and all approvals from Oakland shall be provided to the City prior to issuance of the Certificate of Completion and approval/recording of the final plat. David Rice with Castle & Cooke stated that they were coordinating the approval of their project with Oakland and would provide the requested documentation to the City when available.

The Motamasek connection to S.R. 50 was discussed and alternatives are being prepared by the Developer and DWMA for review by the City.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 09:36 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams

Planning Technician Lorena Blankenship