

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
AUGUST 08, 2007**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 08, 2007 in the City Hall Commission Chamber.

CALL TO ORDER

Chairman Edward Williams called the meeting to order at 9:05 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, and Assistant City Engineer Mike Kelley.

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

Others: Planner Brandon Byers and Planning Technician Lorena Blankenship.

Absent: Utilities Director Charlie Tinch

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held July 25, 2007.

Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant City Engineer Kelley, the motion carried unanimously 5-0.

DRC BUSINESS

2. Cracker Barrel – Site Plan

Justin Polk, Kevin Karbo, and Dave Davis, applicants for the project were in attendance to discuss the Development Review Committee comments.

Planning and Zoning Department comments from letter dated July 23, 2007 were acknowledged and addressed.

Comments included in the July 18, 2007 memorandum from **City Engineer Miller** were acknowledged and addressed.

Comments included in the July 23, 2007 memorandum from Storm Water Engineer **Alex Nasser** were acknowledged and addressed. Discussion took place concerning comment # 3, in regards to the Storm Water Pollution Prevention Plan (SWPPP) for National Pollutant Discharge Elimination System (NPDES).

Comments included in the July 27, 2007 memorandum from **Fire Department** were acknowledged and addressed. Discussion took place in regards to the location of the Fire Hydrants.

City Engineer Miller moved to have the applicant resubmit a revised site plan addressing all City Staff conditions (see attached); if plans are satisfactory to City Staff the project may continue to the Pre-Construction meeting. Seconded by Public Works Director Designee Cochran, the motion carried unanimously 5-0.

Non-Agenda Items

- **Oakland Park Subdivision**

Dave Kelly, Juli James, David Rice and John Rinehart, applicants for the Oakland Park Subdivision were in attendance.

Discussion took place among the committee members and the applicants in regards to an existing access easement located parallel to West Orange Trail, which provides access to property adjacent to Oakland Park Subdivision and owned by Dr. Berman. The applicants stated that they have been working with Dr. Berman in regards to his concerns related to the easement, and as an effort to resolve the issue, they (*the developers*) have changed the existing easement into a more operable form, providing a reconnection across Lake Brim Drive. Mr. Rinehart stated he spoke with Dr. Berman, who stated the proposed reconnection was acceptable, and requested some signage where his private driveway

begins. It was determined that the City must receive a written statement by Dr. Berman expressing his agreement with the proposed solutions and also stating that the new development is not interfering with his easement and that the he does not have any objection with the public road crossing his easement.

City Manager Bollhoefer emphasized the importance of the solutions concerning the Motamasek connection to S.R. 50, and suggested the applicants carefully review them before submitting to the City.

- **Foundation Academy**

Planning Director Williams provided the committee with a copy of a draft letter to be sent to Foundation Academy in regards to their Certificate of Occupancy. Several matters were discussed by the committee members, and it was determined that City Staff will provide information to the Planning Department to be included in the letter.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:48 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams

Planning Technician Lorena Blankenship