

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
MAY 27, 2009**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, May 27, 2009 in the City Hall 3rd Floor Conference Room.

CALL TO ORDER

Chairman/Planning Director Designee Tim Wilson called the meeting to order at 9:02 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Planning Director Designee Tim Wilson, City Manager Mike Bollhoefer (*tie breaker*), Assistant to the City Manager for Public Services Don Cochran, City Engineer Art Miller, Assistant City Engineer Mike Kelley, Building Official Harold (Skip) Lukert, and Economic Development Director Dolores Key. Planning Director Ed Williams arrived at 9:26 a.m.

Non-voting Attendees: City Attorney Kurt Ardaman and Assistant City Attorney Dan Langley

Others: Community Relations Manager Andrea Vaughn and Planning Technician Lorena Blankenship.

Absent: Fire Marshal Tom Anderson.

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held May 13,2009.

Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant City Engineer Kelley the motion carried unanimously 6-0.

DRC Business

2. Hope Charter/Legacy High School – Site Plan

Crystal Yoakum, Gary Vanitonten, and Greg Hudak, applicants for the project were in attendance to discuss the Development Review Committee comments.

Comments included in the May 11, 2009 memorandum from the Development Review Committee were acknowledged and addressed. Discussion took place in regards to comment # 3: *Per the Special Exception Permit approved by the Planning and Zoning Board on August 4, 2008; as a condition of approval the applicant must add an additional 45 parking spaces to bring the existing site into compliance with the required parking for the existing 270 enrolled students and existing staff. Per the site plan dated 4/17/09, the parking calculations are insufficient; the total required overall site parking should consist of the 33 existing spaces, plus the 45 additional spaces per the SEP approval on 8/4/08, in addition to the required parking for the new high school and additional students enrollment for a total overall site parking of 190 spaces not including the required ADA accessible spaces required per State Statutes. The site plan indicates a total overall site parking of 160 spaces. Please provide the additional required 30 parking spaces; not including the additional required ADA accessible spaces per FSS 553.5041.* Discussion took place in regards to comment # 4: *Please address the following recommendations of the City's Transportation Consultant (Luke Transportation Engineering) regarding improvements to East Crown Point Road (turn lanes, etc.). Add a southbound right-turn lane to the access driveway on East Crown Point Road. The turn-lane design should be design to meet adopted City and Orange County standards, with appropriate taper and deceleration lane length. The driveway curve radius should also be sufficient to accommodate school buses. The northbound left-turn lane should be lengthened to provide a vehicle stacking length to accommodate 3 vehicles (approximately 75 feet). The improvement should also account for the appropriate deceleration lane length, based on the posted speed of 35 mph. If the lane length extends to the intersection with Fullers Cross Road, East Crown Point Road should be widened to provide a three-lane cross-section. This will provide for two through lanes and a continuous auxiliary lane from Fullers Cross Road to the Hope Charter School and Legacy High School. The roadway design should meet applicable City and County design codes.* Discussion took place in regards to the required 100' extension of topo beyond the property line; Assistant City Engineer Kelley and City Manager Bollhoefer explained that the reason for such request is to ensure that this development will not negatively impact the adjacent property, and to avoid flooding and drainage problems in the future.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan addressing all City Staff conditions (see attached), for another full DRC review cycle. Seconded by Assistant to the City Manager for Public Services Cochran, the motion carried unanimously 6-0.

3. 12152 W. Colonial Drive (Badcock Furniture) – Site Plan

J.M. Rusty Sievers, Paul Sherma, and Stephen Tabano, applicants for the project were in attendance to discuss the Development Review Committee comments.

Comments included in the May 11, 2009 memorandum from the Engineering Department were acknowledged and addressed. Discussion took place in regards to comment # 1: *Planning Department shall review and comment on parking count, setbacks, landscaping, buffering, lighting and signage, including any S.R. 50 Overlay requirements.* The applicants disagreed with City Staff in regards to complying with any S.R. 50 Overlay requirements, stating that the improvements to their site do not meet the “substantial modification” thresholds. The committee members and the applicants intensively discussed the redesigning of the parking area. The applicants presented a conceptual site plan prepared by FDOT (*Florida Department of Transportation*), and expressed their desire to have angle parking spaces in the front of the building, as identified on the conceptual site plan.

It was determined that a meeting must be held between City Staff and the applicants to address all related issues, to include drainage, buffering, parking, landscaping, lighting and whether or not the development is subject to the S.R. 50 Overlay requirements.

ITEM FOR DISCUSSION ONLY

4. Winter Garden Commerce Center, Lots 6&7 - Variance

Randy June, of June Engineering, was in attendance to discussed the request for approval of a 25’ front yard variance (50’ front yard setback required) for Lots 6 & 7 a the Winter Garden Commerce Center to construct 6 flex space buildings. After discussion, the committee determined that the applicant should provide plans including proposed landscape buffers and elevations.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:11 a.m.

APPROVED:

ATTEST:

Chairman Edward Williams

Planning Technician Lorena Blankenship