

**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
SEPTEMBER 23, 2009**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, September 23, 2009 in the City Hall 3rd Floor Conference Room.

CALL TO ORDER

Community Development Director/Chairman Tim Wilson called the meeting to order at 9:04 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Community Development Director/Chairman Tim Wilson, Assistant to the City Manager for Public Services Don Cochran, City Engineer Art Miller, Assistant Director of Operations Mike Kelley, Building Official Harold (Skip) Lukert, and Economic Development Director Dolores Key.

Non-voting Attendees: Planning Consultant Ed Williams, City Attorney Kurt Ardaman and Assistant City Attorney Dan Langley.

Others: Community Relations Manager Andrea Vaughn, Planner Regina McGruder, and Planning Technician Lorena Blankenship.

Absent: City Manager Mike Bollhoefer (*tie breaker*), and Fire Marshal Tom Anderson.

1. APPROVAL OF MINUTES

Approval of minutes from regular meeting held September 09, 2009.

Motion by Assistant to the City Manager for Public Services Cochran to approve the above minutes. Seconded by Building Official Lukert the motion carried unanimously 6-0.

DRC Business

2. Hope Charter/Legacy High School, Site Plan

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

Comments included in the September 18, 2009 memorandum from the Development Review Committee were acknowledged and addressed. Emphasis was placed in regards to comment # 3, *the zoning for this property is R-1 and this use required a Special Exception Permit Approval; because the property abuts residential zoning, please provide additional architectural details to the side of the building that is facing the street; building walls may be broken up through color, shape, materials, varying heights and forms per 100 linear feet of building walls. Building walls may also include columns, colonnades, and canopies etc. Flat roofs are permitted if features create appearance of a sloped roof.* Discussion took place in regards to comment # 6: *permits or exemptions shall also be required from FDEP for water, wastewater, and NPDES NOI. Permit required from Orange County for turn lane or any other work within the R/W of East Crown Point Road.* Discussion took place in regards to comment # 7: *per City Code Section 114-34., Landscaping is required adjacent to paved ground surface areas, Please provide landscaping at the parking area that abuts the side of the building that is facing the street, landscaping shall include one canopy tree per 50 linear feet and opaque hedge a minimum of 36" in height at time of planting.* Discussion took place in regards to comment # 8: *provide lighting or photometric of existing lighting on East Crown Point Road per Code; confirm streetlighting at entrance frontage.* Discussion took place in regards to comment # 11, *improvements to East Crown Point Road (turn lanes, etc.) shall address the recommendations of the City's Transportation Consultant (Luke Transportation Engineering). The southbound right turn lane has been shown, but the lengthened northbound left turn lane and warning signs have not been shown on the plans. Orange County approval is required for any work within the E. Crown Point Road R/W. The Design Engineer has demonstrated compliance with the northbound left turn lane length, as verified by the City's Transportation Consultant Tony Luke. The City will determine the School's pro-rata cost of the improvements needed at the Fullers Cross intersection and will provide this cost to the Applicant.* Discussion took place in regards to comment # 12, *consider changing Structure 6 to curb inlet and revising grade of drive aisle. Submit back-up documentation on weir modification.*

Discussion took place in regards to comment # 13, *off-site force main: City Code requires a minimum 6" diameter for off-site force mains – City Staff will review if this is necessary*. City Engineer stated he would let the applicants know as soon as possible if 4" diameter for off-site force main will be acceptable. Discussion took place in regards to comment # 14; *irrigation system shall be designed to be supplied by reclaimed water in the future. The Design Engineer's response indicates that the irrigation will be supplied by the existing well, but the Irrigation Plans show it connecting to potable water at E. Crown Point Road - clarify or correct*. Applicant asked if they could use the existing well for irrigation. Don Cochran stated that all new irrigation systems are required to connect to reclaimed water, and clarified that wells are not allowed to be used for irrigation purposes, unless they are currently being used for that purpose and have been grandfathered in. Discussion took place in regards to the side walk requirements. Ms. Yoakun stated that they contributed to the Orange County side walk fund. Chairman Wilson requested that proof of side walk contribution to Orange County be submitted to the City.

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 Economic Development Director Key, the motion carried unanimously 6-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:45 a.m.

APPROVED:

ATTEST:

Chairman Tim Wilson

Planning Technician Lorena Blankenship