

**CITY OF WINTER GARDEN  
DEVELOPMENT REVIEW COMMITTEE  
MINUTES  
FEBRUARY 24, 2010**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, February 24, 2010 in the City Hall 3<sup>rd</sup> Floor Conference Room.

**CALL TO ORDER**

**Community Development Director/Chairman Tim Wilson** called the meeting to order at 9:10 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, and Building Official Harold (Skip) Lukert.

**Others:** Planning Consultant Ed Williams, Assistant City Attorney Dan Langley, Assistant Director of Operations Mike Kelley, Community Relations Manager Andrea Vaughn, Planner Regina McGruder, Principal Planner Bill Wharton, and Planning Technician Lorena Blankenship.

**ABSENT**

Voting Member: City Engineer Art Miller

**1. APPROVAL OF MINUTES**

Approval of minutes from regular meeting held February 10, 2010.

*Motion by Building Official Lukert to approve the above minutes. Seconded by Assistant to the City Manager for Public Services Cochran, the motion carried unanimously 3-0.*

## DRC Business – Discussion Only

### 2. Shoppes at Avalon, 15080 W. Colonial Drive, Sit Plan

John Kirby and Wally Henderson, applicants for the project were in attendance to discuss the Development Review Committee comments.

Comments included in the February 16, 2009, memorandum from the Development Review Committee were acknowledged and addressed. Discussion took place regarding **comment # 2:** *Per City Code Section 118-1524, Landscape buffers between parcels.*

*(c) Side or rear buffers adjoining non-commercial or residential parcels shall also be designed with a six-foot masonry wall and a 10' landscape buffer. In lieu of the 6 foot wall requirement; a minimum 20 foot wide landscape buffer may be allowed through a variance process. The wall shall be of a decorative "split face" concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap and end column features. The wall shall be placed a minimum of six inches from the adjoining property line. In addition, all active "yard and shop" spaces with open work areas or other supply areas shall be treated with a similar six-foot masonry wall. The City and applicant must mutually agree on which landscape buffer requirements are most appropriate with the submission of the development/site plan proposal.* Intensive discussion took place in regards to **comment # 6:** *Per City Code Section 118-1451 (5) Provide cross-access easement to the property to the west per the SR 50 Overlay requirements.* It was discussed that the applicants are required to provide the cross-access easement at this time. The applicants expressed concerns regarding this condition. Assistant to City Manager for Public Services Cochran emphasized that providing cross-access easements is mandatory by City Code. Discussion took place in regards to **comment # 8:** *Pond detail shows undercutting/backfilling under the wall and swale. This will allow the pond to drain ("daylight") under the wall into the neighboring apartment driveway. Install clay core under wall and do not undercut/backfill the swale. Provide letter from Geotechnical Engineer that this will not affect the drawdown time of the pond.* Discussion took place in regards to **comment # 16:** *Driveways shall be setback a minimum of 15' from the side property line (SR 50 driveway is shown at 10.5').* Applicants stated that as part of the negotiations with Department of Transportation (DOT) regarding widening of S.R.50, right of way was taken along Avalon Road. DOT agreed to construct the driveways along Avalon Road. Chairman Wilson asked the applicants to provide the City with a copy of the DOT document addressing the driveways issue.

*Motion by Assistant to the City Manager for Public Services Cochran to have the applicant revise and resubmit the Site Plan for another full DRC review Cycle. Seconded by Building Official Lukert, the motion carried unanimously 3-0.*

**ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 9:50 a.m.

**APPROVED:**

**ATTEST:**

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**Chairman Tim Wilson**

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**Planning Technician Lorena Blankenship**