



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES January 22, 2014

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, January 22, 2014 in the City Hall 1st Floor Planning Department Conference Room.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 9:54 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Community Development Director Ed Williams, City Engineer Art Miller, Building Official Harold (Skip) Lukert, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Senior Planner Steve Pash, Senior Planner Laura Smith, Planner Kelly Carson and Customer Service Representative Colene Rivera.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from Special meeting held on January 15, 2014.

Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Lukert, the motion carried unanimously 4-0. (Economic Development Director Gerhartz was not present at meeting during this vote.)

DRC BUSINESS

Agenda Item #3: 303 Bayside Ave – LOT SPLIT

Bayside Avenue – 303
Johnson, Allen and Abigail

This item was tabled until further notice.

9:54 am Break in Meeting
10:07 am Meeting Resumed

Agenda Item #4: Mathews Grove – Preliminary Plan Approval

Siplin Road - 14365

Dewberry/ Bowyer-Singleton

Chris Roper of Akerman, LLP, Jay Baker of Bio-Tech Consulting, Inc., Dwight Saathoff of American Lard, Sarah Maiton of Dewberry/ Bowyer-Singleton, Jessa Anderson of ALICF, Chris Tyree of Taylor Morrison and Justin Campbell of Taylor Morrison; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

- 2. Siplin Road abandonment and proposed cul-de-sac shall be coordinated with Orange County and finalized prior to preliminary plat approval. Any right-of-way required for a minimum 40' radius cul-de-sac (50' minimum R/W radius) shall be dedicated with the project.** Applicant requested clarification of this comment specifically "**finalized prior to preliminary plat approval**". City Staff gave applicants update on Orange County agreed to City proposal. City Staff is asking applicants for legal descriptions of property from the north property line to the south property line to get the deed for right-of-way. Discussion took place on clarification of PSP and discussed abandonment of Siplin Road. Also discussed adjusting wording in this comment statement **Siplin Road abandonment and proposed cul-de-sac shall be coordinated with Orange County and finalized prior to** final construction plan approval/ civil plan approval rather than **preliminary plat approval**. Also discussed Orange County School Board status for pedestrian walkway along Siplin Road.

It was confirmed that the applicants had a different version of the staff report than City Staff copy in the meeting packet for reference in the meeting. A correct copy was given to the applicant.

- 7. Typical Section: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required (or Miami curb); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and pedestrian easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities (see City Standard Details available on-line at cwgdh.com).** Discussed this comment and City Staff will review and modify wording to allow concrete fines as base material, consistent with the Developers Agreement.
- 9. It appears the project will not be gated, due to the pending agreement with the Hanover/Black Lake Preserve project for secondary access, as well as maintaining access to Siplin Road south of the two projects. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, hardscaping, etc. shall be**

performed by the HOA under a R/W maintenance agreement. This comment was discussed and clarified. Applicants repeated that they are not planning to be a gated community for this development.

16. A draft agreement between this project and the Hanover/ Black Lake Preserve project to the west has been submitted and needs to be discussed. The two projects will share in roadway and sanitary sewer facilities to (1) realign Siplin Road within the Mathews project and (2) have a joint lift station with the Black Lake Preserve project. The City will need assurances that the improvements of one project affecting the other project will occur and be guaranteed by a surety bond or letter of credit in favor of the City, and that the right-of-way or easements needed will be provided. Applicants explained the status of this agreement. This comment was discussed and City Staff will review and modify language. Applicants wanted to remove the “guaranteed by a surety bond or letter of credit in favor of the City”. City Attorney explained the purpose of this statement and why it needs to stay in place. Applicants were OK with this after discussion.

PLANNING

18. REPEAT COMMENT: Provide justification for all proposed wetland removal.

- a. We received the Wetland Justification from Biotech Engineering on 1/21/2014. The analysis is not adequate to review wetland impacts. This comment was discussed and City Staff stated that applicants need to include additional information in report to identify the wetland area and justification.

Also discussed lift station and requesting legal descriptions for lift station area for dedication to the City.

Applicants were requested to be present at the P & Z meeting and City Commission Meetings to address questions and concerns

Motion by City Engineer Miller to recommend the Preliminary Plat be placed on the next available Planning and Zoning Board Agenda, provided the applicant resubmits the Environmental Report addressing Planning’s comments, adhere to the legal conditions, provide the Siplin Road legal descriptions, and resubmit revised plans addressing all City Staff conditions to the Planning and Zoning Department within 3 days following this meeting (by noon on Monday, January 27, 2014). Assistant City Manager for Public Services Cochran, seconded; the motion carried unanimously 4-0. (Economic Development Director Gerhartz was not present at meeting during this vote)

10:34 am Break in Meeting
10:39 am Meeting Resumed

Agenda Item #5: Florida Hospital of Winter Garden – Site Plan Approval

Littlejohn Engineering Associates

George Huddleston of Littlejohn Engineering Associates, Ray Moe of Florida Hospital, Matt Manning of ESA and Justin Roark of ESA; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Applicant gave brief overview and update on changes since last DRC meeting including landscaping plan, realignment of elliptical round-about with City Consultant, meeting with Duke Energy for temporary and permanent power and photometric plans, service areas for Phase I and II, adjusted entrance main drop off area, plans showing future building locations, sidewalk pathways, turn lane improvements, lift station – discussed double pump system and emergency generator backup system (City will research if emergency generator is already in place for this area due to Fowler’s Grove mall area; if not, then Hospital will need to provide one), trailer compound for construction offices, grading plan and power distribution location.

PLANNING

1. **REPEAT COMMENT: Provide documentation which indicates that you have received authorization from the owners of Sembler Way to close Sembler Way at Fowler Groves Blvd and modify the intersection of Sembler Way and Fowler Groves Blvd.** Applicants will comply.
2. **CONDITION OF APPROVAL: The proposed round-a-bout at the intersection of Flower Groves Blvd and Sembler Way will require coordination with the City of Winter Garden’s round-a-bout consultant.** Applicants will comply.
3. **REPEAT COMMENT: The 16’ pavement width at the round-a-bout located at the intersection of Sembler Way and fowler Grove Blvd is insufficient and will not accommodate truck traffic.**
 - **Response to comments of 1/17/14 states that AutoTURN movements were run for trucks using WB-50 design vehicle. When running AutoTURN movements for the round-a-bout you should use at least WB-62 design vehicle.** Applicants stated that they will comply and use the WB-62 design vehicle for Sembler Road and Fowler’s Grove Blvd. It was confirmed that this will accommodate a fire truck.
5. **REPEAT COMMENT: Provide lighting plan (internal and adjacent streets). All site lighting shall comply with Dark Skies requirements. Street lights shall be installed internal to the development and on all adjacent rights of way pursuant to City Code meeting dark skies requirements (Code Section 118-1536(k)). Submit street lighting plan from Duke Energy prior to preconstruction meeting. Coordinate with Duke Energy on all power requirements, possible pole relocations, etc. What is the status of site power from Duke Energy and the undergrounding of power lines on the west side of Winter Garden Vineland Road as required by Ordinance 12-54, Item 15(a)?**
 - a. **Response to comments of 1/17/14 states that Florida Hospital will only fund their portion of the undergrounding of power lines, this is unacceptable. The City will not be managing the undergrounding project, Florida Hospital will cause the burying of the power lines as stated in Ordinance 12-54, Item 15(a).**

Applicants discussed this comment and agreed that they would coordinate and run this project. They expressed concern that Duke Energy will not be able to do this scope of project at the threshold that was agreed upon in the Developer's Agreement. City Staff ensured applicants that they are only held accountable for the agreed upon dollar amount within the agreement and that the City will find the funding for the additional amount of project exceeding the agreed upon amount in the Developer's Agreement. City Staff will search for Progress Energy estimate and assist with determining best means to accomplish this aspect of the project. City is requesting that the applicants get an updated quote from Duke Energy for this project. Florida Hospital will set up a meeting with Duke Energy and invite the City Engineer to be a participate of this meeting.

6. **REPEAT COMMENT: Ordinance 12-54, Item16(g)1 states that:**

Phase A of the Hospital Project (for purposes of this subsection (g) only, the "Emergency Department/Medical Office Phase") will consist of an emergency department containing approximately 25,000 to 30,000 square feet, and approximately 50,000 to 60,000 square feet of medical office.

The site plan does not clearly delineate between emergency department use and medical office use, however if the emergency department is 30,000 sqft as permitted then the medical office use is approximately 92,402 sqft which exceeds that permitted by Ordinance 12-54. This excess square footage in the first phase of the Hospital Project will spur additional roadway improvements to be done with the first phase which were not scheduled to be completed until the second phase.

The following road improvements will be required to be constructed by Florida Hospital as part of the Emergency Department/Medical Office Phase and are conceptually depicted in Sheets "PCD-19" – "PCD-21" attached to Exhibit "D":

- a. Widen Fowler Groves Boulevard to 4-lanes (11' wide lanes) from the main entrance of the Hospital Project to Daniels Road, and include a new dedicated eastbound right turn lane at Daniels Road.**
- b. Westbound left turn lanes on Fowler Groves Boulevard into the main Hospital Project entrance. Unused travel and turn lanes will be "striped out", leaving a single left turn into the Hospital Project and a single right turn out of the Hospital Project. A directional median will prevent left turns out of the Hospital Project. Sheet "PCD-19" attached to Exhibit "D" hereto depicts the Fowler Groves Boulevard entry improvements into the Hospital Project.**
- c. Extend the northbound left turn lane at the mall entrance and Daniels Road (Hess Station) (Sheet "PCD-21" attached to Exhibit "D")**
- d. Extend the northbound left turn lane at Daniels Road and Fowler Groves Boulevard (Sheet "PCD-20" attached to Exhibit "D").**
- e. Construct 10' wide bike path/sidewalk on the north side of Stoneybrook West Parkway from CR 545 to Daniels Road.**

The following road improvements will be required as part of the Hospital Phase, but may be required as part of the Medical Office Phase, if the Medical Office Phase occurs prior in time to the Hospital Phase, as determined by the City during its site plan review of the Medical Office Phase and are conceptually depicted in Sheets “PCD-19” – “PCD-22” attached to Exhibit “D”:

- a. Provide a second northbound left turn lane at Daniels Road and Fowler Groves Boulevard (Sheet “PCD-20” attached to Exhibit “D”).
 - b. Provide a traffic signal at the main hospital entrance and Fowler Groves Boulevard (Sheet “PCD-19” attached to Exhibit “D”) and remove striping so that there are two lanes entering the Hospital Project.
 - c. Extend west to south turn lane at Fowler Groves Boulevard to Sembler Way and prepare warrant study for potential traffic signal at the Fowler Groves Boulevard/Sembler Way intersection.
- Response to comments of 1/17/14 states that Building Support and Building Core account for 41,344 sqft of the facility, which is approximately 34% of the entire facility. This amount of Building Core and Building Support cannot be deducted from the gross leasable square footage without a complete floor plan as support documentation. The facility proposed will exceed the square footage allotted within the Emergency Department/Medical Office phase and will trigger the off-site improvements for both the Emergency Department/Medical Office phase and the Medical Office Phase.

Discussion took place on square footage of building project and reminded applicants what the triggers are for road improvements. Applicants are going back to review square footage of proposed project and determine plan of action based on this square footage outcome.

Economic Development Director Gerhartz arrived at 10:53 am to meeting

7. REPEAT COMMENT: Provide 4 sided color elevation of all proposed structures. Exterior elevations are not consistent with prior renderings provided and will require modification. Applicants were advised to speak to City Manager about specifics of what the inconsistencies are and what modifications are being requested. Applicants did meet with City Manager immediately following this DRC meeting.
9. REPEAT COMMENT: PCD-8B of the Florida Hospital-Fowler Groves PCD Plan shows plaza wall, landscape, fencing and buffering to reduce noise and headlight pollution to residential property to the north of the hospital property. With the change of the entry location and the proposed use of a round-a-bout, the plans need to be revised to reflect how the wall, landscape, fencing and buffering will be accommodated. The plaza wall depicted on PCD-8B extended 170 feet, with the use of the round-a-bout the wall may need to extend in excess of 500 feet to adequately buffer and shield the residential property owners. Discussed wall and landscape buffering for entry area. Also discussed was the usage of slip lane of the existing Sembler Road pavement for delivery trucks accessibility, etc.

10. **CONDITION OF APPROVAL: Provide complete signage plan - include location and size of directional, identification, and building signs. Sheets PCD-9, PCD-10 and PCD-11 of the Florida Hospital-Fowler Groves PCD Plan details the approved signage standards for the project.** This comment was discussed and some concern about conditional approval. It was discussed that if general locations could be proposed and specific details could be conditional that would be more agreeable to the city staff to recommend Planning and Zoning approvals.

Chairman Williams left meeting at 11:29 am

Economic Development Director Gerhartz left meeting at 11:29 am

Chairman Williams returned to meeting at 11:30 am

11. **REPEAT COMMENT: Ordinance 12-54, Item 16(g)2b states that:**

A directional median will prevent left turns out of the Hospital Project.

With the relocation of the entrance to the hospital and the use of a round-a-bout, how will traffic exiting the hospital property be prevented from traveling west on Fowler Groves Blvd.? City Staff advised applicants that they should present this as a deviation from the original agreement and write up a justification of what this change will do, etc. Applicants are being asked to explain the details of what, why and how narrative for this deviation.

12. **REPEAT COMMENT: All easements, existing and proposed, should be identified on plans.** City Staff advised applicants to work out the details with Utilities Department.

13. **REPEAT COMMENT: How will the helipad noise and visual impact be mitigated for? The Florida Hospital-Fowler Groves PCD Plan exhibited within Ordinance 12-54 located the helipad behind building to maintain separation and buffer the residential neighborhoods to the north and west from the helipad activity.**

a. **No buffering is shown on the revised plans submitted 1/17/2014 as reference in the response to comments of 1/17/2014.** This comment was discussed and City Staff are advising applicants to create a buffer for the surround neighborhoods. Applicants understood the concern and will research options and come back with potential buffer or berm to soften the sound as well that would benefit the short and long term of this project development.

14. **REPEAT COMMENT: Provide updated traffic analysis which incorporates operational characteristics and design components of the new primary access location and use of a round-a-bout at the intersection of Fowler Groves Blvd and Sembler Way.** This comment was discussed and elliptical turn-about was discussed with side road support and traffic flow, etc.

PUBLIC SERVICES

Applicants did not have any concerns with Public Services comments. City Staff did advise as applicants are doing a cost analysis of pump station and gravity pump, applicants were informed that the City will not allow the sanitary sewer station and main lines to be more than 18 feet deep.

ENGINEERING

Applicants did not have any concerns with engineering comments. Applicants are being requested to include City standard detail sheets and a key map on each sheet.

FIRE

- 31. All Fire Department access roads shall be a minimum of 20 feet. City Staff will inquire about this comment and justification for requesting 20 feet. Staff will get back to applicants on this comment.
- 32. Would like discussion on the possibility of 3-4 additional ambulance parking spaces, and 4' longer in depth. Discussed parking for emergency vehicles and possible locations for potential parking spaces. City Staff will inquire about the Fire Department's justification for this comment.

STANDARD GENERAL CONDITIONS

- 33. The Owner and Contractor are responsible for meeting all provisions of ADA and Florida Accessibility Code. City Staff discussed that they would be monitoring parking situation during Phase I and evaluate parking for additional development stages. Also discussed ADA parking locations and placing them on resubmitted plans.

No Motion was made for this item. Chairman Williams stated that applicant will need to continue with revisions of the Site Plan and City Staff will continue to review and meet weekly for DRC meetings.

ADJOURNMENT

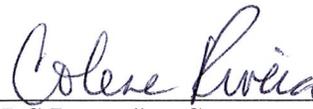
There being no more business to discuss, the meeting was adjourned at 11:36 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera