



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES March 5, 2014

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, March 5, 2014 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 10:02 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, and Assistant Director of Operations Mike Kelley on behalf of 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.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on February 19, 2014.

Motion by Building Official Lukert to approve the above minutes. Seconded by City Engineer Miller, the motion carried unanimously 4-0.

10:03 am Break in Meeting
10:04 am Meeting Resumed

DRC BUSINESS

Agenda Item #3: Classic Car Wash Expansion – SITE PLAN APPROVAL

Colonial Drive W. - 12728
Classic Car Wash IV, LLC

Chad Cline of Classic Carwash, Kim Cline of Classic Carwash and John Kirby of Kirby Engineering, LLC, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

1. Sheet C1:

- **Will the proposed building have any water or sewer connections? No new utility lines are shown.** Applicant stated that in the next submittal plan these comments will be addressed. Applicants explained that the property owners are planning to expand the building for storage room and a private bathroom as part of this project.
- **Proposed retaining wall, fence, signage, etc. shall require separate permit as noted.** Discussion took place about the expectation of this retaining wall/ buffer wall. The City expressed that it will need to be a substantial solid barrier to separate commercial zoning area from residential zoning area. Applicants understood the criteria and will include details as part of resubmittal. It was explained to applicants that any building improvements adjacent to the residential property required a buffer or berm to buffer commercial from residential area.
- **Since this was permitted previously by the SJRWMD, a permit modification or exemption letter will be required pursuant to the permit conditions and Technical Staff Report (Permit #42-095-106840-1). Note that the plans on the SJRWMD website do not match the existing improvements and a compliance letter was sent by the District on 2/20/2012 requesting the as-built certification.** Applicants understood the comment and stated that they would address the concern with SJRWMD and clean up the discrepancies, etc.
- **There are existing trees that appear to be located in the proposed stormwater pond enlargement. Coordinate tree removal permit and tree replacement with the Building Department (Steve Pash).** Applicants stated that they would include tree details in next submittal and coordinate the tree removal with Building Department.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan for another full DRC review cycle. Building Official Lukert, seconded; the motion carried unanimously 4-0.

10:13 am Break in Meeting
10:16 am Meeting Resumed

Agenda Item #4: Thermo King – SITE PLAN APPROVAL

Garden Commerce Parkway – 695 & 711
Louis L. Huntley Enterprises, Inc.

Clark Stranahan of C4 Architecture, Darcy Unroe of Unroe Engineering, Inc and Wilson McDowell of TSG Development, Inc, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

2. Sheet C1:

- **The southern driveway return encroaches over the projected property line. Either move the driveway farther north of reduce the radius at this location to prevent the encroachment.** The comment was clarified, applicant understood and will revise.
- **City Attorney to determine if a binding lot agreement will be required for the aggregation of the two platted lots.** City Staff will get the procedure details to applicants to complete to vacate the easement.

4. Sheet C3:

- **The “Oil/Grease” separator appears to be mislabeled – shouldn’t this be an “Oil/Water” separator? Describe what maintenance operations take place at the facility – truck steam wash, etc.? Provide permit or exemption from FDEP for Industrial Wastewater discharge.** This comment was clarified and applicants understand that they will need to obtain permit or exemption for waste water.
7. **All dumpsters shall be enclosed and shall provide 10’ minimum inside clearance (each way inclusive of bollards).** Discussion took place and clarification about dumpster details. City staff is requesting that applicant reevaluate placement of dumpster to not have a 90 degree angle for truck drivers to maneuver around. Applicant will consider alternate location.

PLANNING

12. Exterior Building Elevations:

- Please provide elevations in color.** Applicants will provide color elevations.
- Please clarify all exterior materials shown in the elevations. The legend and the call-outs on the elevations do not appear to be consistent in many cases (XP1-XP3), particularly on the North & South elevations. Are you proposing painted standing seam metal and masonry block in addition to the EIFS? Where is this called out?** Applicants verified that they plan to use EIFS and pre-finished metal panel with a combination of stucco, pre-painted metal panel and split-face masonry block in the bay area. Applicant felt that all of these materials were consistent with Ordinance 13-42 examples. They will include detail in the next submission.
- In the West elevation, prefabricated metal panels should not be visible from the right-of-way. If prefabricated metal panels facing the side yards are visible from the right-of-way, they must adhere to the same architectural standards as building elevations facing a right-of-way (i.e. standards for the West elevation facing Garden Commerce Parkway).** This comment was discussed and City expressed concern that there cannot be any pre-finished metal exposure viewed from the right of way. Applicants stated that they would review and ensure that this is not the case. Applicants understand that this cannot be

visible from the right of way. Applicants were asked to call out and label all the details on the plans.

13. Site Lighting: City Staff confirmed that all the (external) street lighting is already in place. Planning City Staff confirmed that this comment could be disregarded (for street lighting).

- a) *The proposed luminaire labeled WP (Daybrite WLT100M) does not appear to meet the City's dark sky lighting requirements. Please verify.*
- b) *What is the color of the proposed poles and fixtures? Per code, they must be black, dark green, or a similarly dark color that is consistent with the building architecture.*
- c) *Street lighting is required to be provided along Garden Commerce Parkway.*
- d) *Please verify that all parking area fixtures utilize flat glass lenses, houseside shields, and NEMA type I, II, III, and IV reflectors.*
- e) *The site lighting specifications shown on drawing E301 are difficult to read. Please provide these specifications at a higher, legible resolution.*

16. The detail for the screen wall shown on sheet C-4 does not specify a surface treatment for the CMU. Per the PID, this wall must either be stuccoed or painted. Applicants stated that they are planning to have painted concrete block for this wall.

17. A detail for the proposed gates is not provided- please specify the material & height. Also, please verify that this gates will be placed on the interior side of the walls. Applicants stated that they are planning to use aluminum gates with pre-finished aluminum panel. Applicants will submit specs on next submittal for review.

PUBLIC SERVICES

23. Please confirm the size of the water meter. The plans call out two different sizes. Applicants will correct this and make consistent for water meters.

24. The floor drain in the equipment wash down area shall not be open to the atmosphere. The only way that this will be permitted is if it is under cover and protected from the elements. Please revise. Discussion took place about drainage containment of washing area for vehicles. City Staff inquired if there was any equipment with this washing area for recycling the discharge? Applicants stated there was not. Applicants know the washing of vehicles will have to be done in a bay area and route drainage into containment unit. Details will be included in next submittal. Applicants also confirmed that there would not be any painting of vehicles on site.

Motion by City Engineer Miller to have the applicant revise and resubmit the site plan for another full DRC review cycle. Assistant Director of Operations Kelley, seconded; the motion carried unanimously 4-0.

10:31 am Break in Meeting
10:32 am Meeting Resumed

Agenda Item #5: Oakland Park Phase 2B – FINAL PLAT
Oakland Park Boulevard - 866

John Classe of Crescent Communities and Bill Donley of Dewberry Engineering, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

7. **Repeat comment: The F.S.L.E. along the West Orange Trail shall also include Drainage and Utilities. Response indicates there are no proposed or anticipated drainage and utility improvement, but Staff believes there may be a future need, especially for drainage, depending on the sidewalk grading layout, etc.** City Staff requested that applicants submit sidewalk plan for review and applicants will comply. City Staff explained concern about drainage and grading along the West Orange Trail. Applicants stated that they plan to submit sidewalk plan with park plan and will build sidewalk as part of this phase all at one time, not with each individual home.
9. **Repeat comment: All side lot easements shall be noted for Drainage and Utilities (Section 110-203).** Applicant wanted to discuss this comment. They had concern about the wording of “drainage and utilities”. This was discussed and explained as a City standard per Code. Applicants will comply with noting all side easements labeled as drainage and utilities.

Discussion took place about water drainage and placement of home on lots with spacing between homes. Discussed issues with 5’ wide strip between homes with roof line drainage, gutters and under drainage. Discussed dealing with this issue at permit review on a lot by lot basis or as a blanket requirement. This concern is still under review and nothing determined in this meeting. Also, discussed requiring final survey with engineering sign off on the grading of lot to obtain a C of O. City staff is requesting applicants to provide the lot envelope design book for Phase 2B of project. Depending on outcome of the lot envelope plans, side yard easements may be increased on the side with the larger setback to provide more than a 5 foot total width drainage easement – these modified easements will be shown on the plat.

Discussed comment from first round of Staff report comments for this project – not reflected in this review but wanted to discuss the comment for lots 212- 217 that asked for the front yard easement be at 10’ instead of 5’ that was shown on the submitted plans. Applicant explained that this really impacts the front porch area and setbacks, etc. and requesting to consider 5’ easement for front yards with back alley ways for these lots. City staff agreed to 5’ front yard easement.

LEGAL

30. **We are in receipt of the Second Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Oakland Park. Page 2 references a Right of Way Maintenance Agreement to be attached as Exhibit “B.” Please provide us with the proposed Right of Way Maintenance Agreement for review. Also, all City requirements contained in Chapter 110 of the City Code, as amended by Ordinance 13-12, must be incorporated into the Declaration by the Supplement or by an amendment to the Declaration. The proposed incorporation by reference to Chapter 110 and Ordinance 13-12 contained in the draft Second Supplement is not sufficient. The applicant needs to amend the Declaration to substitute current version of Section 2.6.2 with the new language**

that is complaint with Chapter 110 as amended by Ordinance 13-12. Sample Declaration language is enclosed with this letter. Discussed this comment and legal team for applicant and city will meet to discuss and work out the details. City Attorney will send over sample language to applicant attorney.

36. With respect to the draft plat, the following corrections need to be made:

- d) Add a plat note that states: “There is hereby granted and dedicated to the City of Winter Garden and other public service and emergency service providers, a non-exclusive easement over and through Tract M2 (Private - Alley) and any other privately owned internal roads, alleys, paved areas and sidewalks for vehicular and pedestrian ingress and egress access for the purpose of providing public and emergency services to the subdivision, including but not limited to, postal, fire protection, police protection, emergency medical transportation, code enforcement, garbage, utilities and other public and emergency services.” Applicants felt this was too broad and wanted to narrow it down a bit. Attorneys from applicant and City sides will work on this.
- g) Plat note #11 needs to be revised to read: “The drainage easements depicted along the interior lot lines of this plat are private and are hereby dedicated to the Oakland Park Association, Inc. The Oakland Park Association, Inc. shall be responsible for the maintenance of any swales and other drainage improvements installed within such easement areas.” Discussion took place about this comment and what would be the HOA responsibility verses the individual homeowner responsibility. Applicant felt that this was too broad of a statement as well, so attorneys from applicant and City sides will work on this.

Motion by City Engineer Miller to have the applicant revise and resubmit the Final Plat for another full DRC review cycle. Building Official Lukert, seconded; the motion carried unanimously 4-0.

10:56 am Break in Meeting
10:57 am Meeting Resumed

Agenda Item #6:McDonald’s – SITE PLAN APPROVAL

Colonial Drive W – 13494
CPH, Inc.

Nikki Mahler of CPH, Inc. applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

2. The driveway on Daniels Road shall be right-in, right-out only with stop sign (R1-1), stop bar, right turn only sign (R3-5R), and no left turn sign (R3-2) at the Daniels Road exit (as shown). This comment was clarified as a condition of approval and applicant will comply.

PLANNING

3. The east and west elevations do not contain enough design features to meet the West State

Road 50 Overlay requirements. Consider installing the stone along the bottom portion of the elevation. Applicant presented elevation renderings for review to City Staff. It was discussed and requested of applicant to break up the large blank wall. Applicant will comply and come back to staff with revisions.

Motion by City Engineer Miller to approve the Small Scale Site Plan as shown with the conditions that they revise the building elevations for approval by the Planning and Zoning Department. Building Official Lukert, seconded; the motion carried unanimously 4-0.

11:00 am Break in Meeting
11:01 am Meeting Resumed

Agenda Item #7: Roper Property – PLANNED UNIT DEVELOPMENT

Beard Road – 562
K B Home Orlando, LLC

Ralph Smith, Jr. of KB Homes, Scott Gentry, Sean Fortier of KCG, and Ben Shoemaker of KB Homes, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

PLANNING

10. The site is currently zoned R-1 and the minimum lot width in the R-1 Zoning District is 85 feet, with a minimum area of 10,000 square feet. The plans submitted which show how many lots would be able to be developed on the property using R-1 zoning show 64 lots without any parks. The proposed PUD plans have 82 lots with the minimum lot are being 6,875 square feet. Staff does not support an increase of 18 lots (28% more lots) over the maximum allowed and a lot that is 3,125 square feet less than allowed by the existing zoning. Applicants passed out a handout (Exhibit A) depicting their proposed lot sizes for the development. This was reviewed and discussed. They have modified this spreadsheet from their original proposal but still show 60, 65, 70 and 75 foot lots for a total of 77 lots in this development. Discussion went back and forth about product offering and upgrades to off-set the lot sizes. City Staff asked that the applicants go back and review again the product upgrade offerings and see if there might be anything else that can be included. Discussion also took place regarding park area and possible options for this space as well.

Motion by City Engineer Miller to continue with revision of plans and coordination with the Planning Department. Building Official Lukert, seconded; the motion carried unanimously 4-0.

11:25 am Break in Meeting
11:26 am Meeting Resumed

DRC DISCUSSION ITEMS

Agenda Item #8: Oak Trail – PRELIMINARY PLAT

Fuller Cross Road E – 1205

Gilkey Organization

Jason Gilkey of Gilkey Organization and John Klein of EED, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Applicants handed out listing of responses. This is Exhibit B – Oak Trail Subdivision DRC Comment Responses.

ENGINEERING

1. Planning Department shall review and provide comments on the proposed zoning (after annexation), lot size and uses, setbacks, buffering, open space, amenities, lighting, etc. Applicants acknowledged.
2. The environmental report states on page 4 that the Wetland “ditch” drains from the northeast portion of the site to the southeast. Based on the USGS Quad map included in the report and the topo survey provided with the preliminary plat, this ditch drains from the southeast to the north and northwest and apparently is a drainage outfall for Fullers Cross Road. The flow shall be maintained where this outfall is within the project boundary, including a drainage easement. Applicants will comply.
3. Based on the environmental report, the on-site soils are for the most part poorly drained with a high seasonal groundwater level. Provide geotechnical report in next submittal to further define the on-site soils and groundwater table. Underdrains will be required if the seasonal high groundwater table is within 18” of the base. Applicants will submit at time of final design.
4. Sheet C-02 (topo): The West Orange Trail R/W is labeled FDEP; this R/W is owned by the City of Winter Garden with an easement to Orange County for the Trail. Orange County Parks & Rec shall review and approve the sidewalk connection to the Trail. Is this 20’ wide tract intended to also be the maintenance access to the pond and conservation area? Additional details shall be provided on the final construction plans to prevent vehicular access to the Trail. Applicants will look into this.
5. A Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. As required by Code, submittal of the Tree Removal Permit application is required with this preliminary plat submittal. Coordinate with Building Department. Applicants will comply.
6. Sheet C-04: 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 or crushed concrete base thickness; minimum 24” wide concrete curb and gutter required (or Miami curb); 5’ wide concrete sidewalks required on both sides of street (3,000 psi minimum); minimum 10’ wide drainage, utility and sidewalk 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 cwgdn.com). City Staff explained why this is 12’ minimum and clarified. Applicants

will comply. Applicant will correct the error of the psi.

7. Extend curb and closed drainage on Fullers Cross Road to the east of the existing curb inlets to the cross drain that discharges into the outfall ditch. Applicants will comply.
8. Walls and landscaping shall be located within a landscape and wall tract, to be maintained by the HOA. Wall and landscape tract shall be outside of the existing R/W. Applicants will comply.
9. Sheet C-05: The rear lot drainage systems (swale, inlets & piping) and easement on Lots 9 – 12 and Lots 16 – 20 shall be maintained by the HOA. Final storm pipe layout will be subject to final construction plan review and may be revised to prevent encroachment into lots if maintenance is required (at Lots 9/10 & Lot 25). Applicants will submit at time of final design.
10. Will the project be gated? If gated, the streets will be private and maintained by the HOA. 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. Applicants stated it will not be gated at this time.
11. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a minimum 20' wide tract (not easement) for access and maintenance.
This comment was clarified and applicants will comply.
12. Sheet C-06: Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required. Utilities shall be extended the full property frontage per Code (6" force main). Applicants questioned the size of the pipes and City Staff requested that they submit the calculations for review. Not a guarantee that this comment will change but will consider.
13. Minimum 5 ft wide utility and drainage easements shall be provided on each side lot line; 10' drainage, utility and sidewalk easements required adjacent to R/W. Applicants will comply.
14. A Developers Agreement addressing the phasing, utilities and other commitments of the development's master plan may be required, and shall be approved by the City Commission and recorded prior to the issuance of any site or building permits. If it becomes required, City staff will draft the D.A. that shall include, but not be limited to the following: project phasing; utilities upsizing; R/W conveyances; adherence to all City Codes and Standards; etc. Applicants will comply.
15. Streetlighting shall be pursuant to City Code, including frontage on Fullers Cross Road, meeting dark skies requirements (Code Section 118-1536(k)). Submit street lighting plan from Duke Energy prior to preconstruction meeting. Applicants will comply.
16. All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size). Applicants will submit calculations.
17. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits. Applicants will comply.
18. Sidewalks internal to the development shall be constructed adjacent to all lands not containing building lots prior to final acceptance. This shall include all retention, conservation, lift station, or recreation tracts, abutting roadways, pedestrian walkways, etc. Sidewalks external to the development shall be constructed upon final completion.
Applicants will comply.

PLANNING

19. The site is currently being annexed into the City, but has run into some delays. Until the property has completed the annexation process, no approvals can be recommended. Applicants will comply.
20. The proposed zoning on the property is R-1B and the minimum lot width in the R-1B Zoning District is 75 feet, with a minimum area of 7,500 square feet. All of the lots on the plans submitted are consistent with this requirement. However, there is no park provided in the proposed neighborhood. Section 110-326 (b) of the City Code states that when a proposed residential development contains 50 lots or less, the developer shall pay a fee equal to the land value of the portion of park required to serve the needs of the residents of the proposed residential development as described in Section 110-325. Discussed park area and possible options. Applicants will submit revisions.
- a. Section 110-325 requires that 1 acre of park land be dedicated for every 200 persons anticipated to reside in the neighborhood. For this section, it is presumed that 2.64 person shall reside in each unit. The proposed development contains 26 lots (26 x 2.64 = 68.64 (69)). Based on this, the development requires a 1/3 acre park. The fees that will be paid into the City Park fund will be determined based on the value of the land for 1/3 acre.
22. Is the development going to be gated? If so, you will need additional easements at the entrance. Applicants confirmed that community will not be gated.

PUBLIC SERVICES

25. A permanent generator shall be required for the lift station given the close proximity to the ditch on the east side of the development. This comment was clarified and locations of generator locations were discussed. City Staff will get specifications for generator details to applicant.
26. Please increase the size of the force main on the frontage to six inch. Extend the force main to the east on the frontage. Applicants will comply.
28. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. This is a general comment. Applicants understood.
29. Minimum 5 ft wide utility and drainage easements shall be provided on each side and rear lot line; 10' drainage and utility easements required adjacent to R/W. This was explained that it is a general comment.
30. All water and reuse mains shall be installed under the sidewalk. Applicants will comply.
31. Please use the city's typical sections for roadways and utilities. City detail sheets can be found at [http://www.cwgdn.com/files/forms/pubserv/StdDetails08\(Roadway\).pdf](http://www.cwgdn.com/files/forms/pubserv/StdDetails08(Roadway).pdf). Applicants will comply.

This was a discussion item only, no motion was needed.

11:45 am Break in Meeting
 11:46 am Meeting Resumed

Agenda Item #8: West Orange Business Center – PCD AMENDMENT Winter Garden Vineland Road

Todd South

Todd South of West Orange Outparcels LLC, applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

Applicant stated that the name to reference this project is West Orange Outparcels, LLC. City Staff explained the status of the use of the property, what uses can be on property and process for requesting additional uses on the property. Discussed road access based on the traffic study and road access constraints for this location. City Staff is requesting additional information from applicant for next steps if they want to move forward with submitting funds for turn lane and road improvements based on uses. It was suggested that applicant work with Turgut Dervish of Traffic Planning and Design, Incorporated to work on formula for the various proposed uses for marketing the property.

This was a discussion item only, no motion was needed.

There was a quick discussion on parking lot for K-Mart shopping center area. City Staff (Planning & Building) will construct a letter stating to applicants that they will need to submit a dimensioned engineering site plan for review through the Building Department.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 11:54 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera

Exhibit A

	CURRENT PERCENT	CURRENT NUMBER	NEW NUMBER	NEW PERCENT	CHANGE NUMBER	CHANGE PERCENT
60	40.00%	33	19	24.68%	-14	-15.32%
65	30.00%	25	24	31.17%	-1	1.17%
70	20.00%	16	22	28.57%	6	8.57%
75	10.00%	8	12	15.58%	4	5.58%
		82	77		5	
Total 65 and 60s	70.00%	58	43	55.84%	-15	-14.16%
Total 70 and 75's	30.00%	24	34	44.16%	10	14.16%

Rec'd 3/5/14

Exhibit B

OAK TRAIL SUBDIVISION (3/5/14)

DRC COMMENT RESPONSES

1. Will submit Geotechnical Report with final engineering design.
2. City detail shows minimum lane width of 11 ft.
3. Comment 9 – Will be addressed at final design.
4. 6" FM affects the size of wetwell and pump sizes. Increases both initial and maintenance costs.
5. "PERMANENT GENERATOR" – Why? System is designed to be above 100 yr storm event (FDEP Requirement).
6. Does 30 ft minimum Storm Drain Easement include pipe runs behind and down lot lines? This puts a burden on lot layout and count.
7. Discuss park requirements. We will have park benches and warm-up equipment along access to Trail. Can we donate 0.51 acre tract north of wetland as passive recreation tract?