



# WINTER GARDEN

## CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES March 19, 2014

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, March 19, 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 10:01 a.m. The roll was called and a quorum was declared present.

### **PRESENT**

**Voting Members:** Community Development Director Ed Williams, City Engineer Art Miller, Senior Planner Steve Pash on behalf of Building Official Harold (Skip) Lukert, and Assistant Operations 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 Laura Smith, Planner Kelly Carson and Customer Service Representative Colene Rivera.

### **ABSENT**

**Voting Members:** Building Official Lukert, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Cochran

### **APPROVAL OF MINUTES**

#### **Agenda Item #2:**

Approval of Revised meeting minutes for January 29, 2014.

***Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant Operations Director Kelley, the motion carried unanimously 4-0.***

Approval of minutes from regular meeting held on March 5, 2014

***Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant Operations Director Kelley, the motion carried unanimously 4-0.***

10:01 am Break in Meeting  
10:02 am Meeting Resumed

## **DRC BUSINESS**

### **Agenda Item #3: 1401 W. Plant Street – PUD REZONING**

Plant Street W - 1401

Lake Nona Development, LLC

Ryan Blaida of Tall Castle Engineering, Don Bonnette of Tall Castle Engineering and Stephanie Glover of Tall Castle Engineering; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

### **ENGINEERING**

2. **The City's PUD requirements do not appear to be addressed: Recreation and Amenity areas; 25' perimeter buffer, etc.** Applicants explained that they want to pay into the Recreation funds account rather than on-site recreation and amenity areas. Applicants inquired about possibility of reducing buffer requirements. City Staff explained that it depends on buffer type, use of development, and also the landscaping plan. City Staff clarified to applicants the buffer area and requested that applicants submit more detailed landscaping plans to include full details of wall and fence location, type of materials, size and heights as well as landscaping materials, location and heights. Also, City clarified that the landscaping buffer would be along the exterior of the perimeter wall, not on the individual property owner's lots.
3. **Wetlands: The site summary lists the project acreage at 4.53 acres "minus wetland area", but no wetlands are shown. Clarify – there appear to be a possible wetland area around the southeastern corner of the property.** Applicants stated that the wetlands in this development were noted as zero. City Staff is requesting this in writing by Environmental Consultant. City Staff also requesting for applicants to inform City of when the property line flags are in place so that City can check on wetland areas as well.

### **PLANNING**

14. **Provide color rendering of proposed building elevations.** City Staff clarified that what was submitted were black and white version. Applicants will comply and submit color renderings.

*City Attorney Ardaman arrived late at 10:17 am*

19. **Rear setback of 20 feet is proposed, however City Code states that a minimum 25-foot yard shall be required from the nearest part of any building wall to the edge of any public right-of-way or private street, and all structures shall have a minimum 20-foot rear yard. A minimum 25-foot yard shall be maintained between the walls of all structures and the perimeter of the PUD. Additional perimeter yard requirements for multistory buildings shall be figured at five additional feet for each ten feet of height over the first story.**

Discussion took place about setback requirements and concern about the applicant's courtyard style home where most of the yard is to the side. City Staff recommended that the applicants submit impervious surface calculations and City would review for options. There is a concern about meeting the impervious surface requirements of 65%. Applicants will

need to specify the setback details for the courtyard style homes and the regular style homes and include a percentage of courtyard style homes.

20. **The lot sizes appear to be a mixture of 65 foot, 70 foot, 75 foot, 85 foot and 90 foot wide lots. The mixture consists of two 65 ft. wide lots, two 70 ft. wide lots, four 75 ft. wide lots, three 85 ft. wide lots, and one 90 ft. wide lot. Consider reducing the 90 ft. wide lot to an 80 ft. wide lot and increase the 65 ft. wide lots to 70 ft. wide lots, this mixture of lot sizes is more consistent with the surrounding properties.** Applicants will comply. City Staff also requested that applicants include a range of square footage from actual minimum and maximum for their various product offerings based on impervious surface requirements. City Staff clarified the open space requirements vs. impervious surface space and that these are not the same thing. Applicants understood and will resubmit based on this information.

Applicants will need to submit a Geotech Report along with the Environmental Report. City staff requested submittal of flood elevation and needs to include an analysis for flood zone with more details than what was submitted. Also discussed, were concerns about school board capacity requirements. City Staff explained that applicants will need to get school information in writing. Applicants were advised to get with the City Planner to get the details for submittal and apply for school credits, etc. Also discussed were some other contacts that have school credits that they would like to sell, so there are options available.

***Motion by City Engineer Miller to have the applicant revise and resubmit the Planned Unit Development Rezoning Plans, addressing all City Staff conditions, for another full DRC review cycle. Assistant Director of Operations Kelley, seconded; the motion carried unanimously 4-0.***

10:22 am Break in Meeting  
10:23 am Meeting Resumed

#### **Agenda Item #4: Hickory Hammock 1B – FINAL PLAT**

Avalon Road – 1000  
Tramell Webb Partners, Inc.

John Gilbert of Tramell Webb Partners, Inc., Keith Ruddick of McIntosh Associates and Leslie Candes of Godbold, Downing and Bill, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Applicants stated that they did not have any concerns or questions about the Staff Report for Hickory Hammock 1B project and will comply with the various comments.

#### **LEGAL**

Discussion took place that the Title Option will be included in the First Amendment and will be submitted with Phase 1B and 2A. Discussion took place about recording order and insertion of proper documents as well as hand writing in details. Applicants will provide sticky notes of what and where details need to be hand written on the mylar as well as provide proper type of pen.

#### **ENGINEERING**

City Engineer stated that the Staff Report had the final bond amounts under the Engineering

comments – Developer is having the bonds prepared.

*Motion by City Engineer Miller to approved the Hickory Hammock Phase 1B Final Plat as shown subject to revised mylar being correct, along with all other original documents – deeds, bonds, etc. Assistant City Director Kelley seconded; the motion carried unanimously 4-0.*

**Agenda Item #5: Hickory Hammock 2A – FINAL PLAT**

Avalon Road – 1000

Tramell Webb Partners, Inc.

John Gilbert of Tramell Webb Partners, Inc., Keith Ruddick of McIntosh Associates and Leslie Candes of Godbold, Downing and Bill, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

**ENGINEERING**

City Engineer explained to applicants that we will need to originals, mylar, bonds and deeds to be completed and finaled before this project goes to City Commission.

*Motion by City Engineer Miller to approved the Hickory Hammock Phase 1B Final Plat as shown subject to revised mylar being correct, along with all other original documents – deeds, bonds, etc. Assistant City Director Kelley seconded; the motion carried unanimously 4-0.*

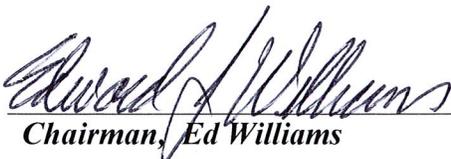
City Staff inquired about signage in front of the wall for Hickory Hammock. These will be taken care of and removed. Also inquired about why model permits are being submitted on something that has not even been platted yet. The process was explained and that exceptions were made but the process needs to be followed. Applicants understood and will address with home building companies. Discussion also took place about lift station and wet well construction and status – conflicts and delays due to Duke Energy. Staff also inquired about the round-about up the street at Waterside: Applicants stated that they have not heard anything negative about it.

**ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 10:31 a.m. by Chairman/Community Development Director Ed Williams

**APPROVED:**

**ATTEST:**

  
Chairman, Ed Williams

  
DRC Recording Secretary, Colene Rivera