



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES June 18, 2014

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, June 18, 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 9:59 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 Mark Jones, 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, Planner Kelly Carson, Assistant Director of Operation Mike Kelley and Customer Service Representative Colene Rivera.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on May 14, 2014.

Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Jones, the motion carried unanimously 3-0. (Economic Development Director Gerhartz and Assistant City Manager for Public Services Cochran were not present at meeting during this vote)

9:59 am	Break in Meeting
10:00 am	Assistant City Manager for Public Services Cochran arrived to meeting
10:08 am	Community Development Director Gerhartz arrived to meeting
10:09 am	Meeting Resumed

DRC BUSINESS

Agenda Item #3: Florida Hospital of Winter Garden – SPA

Borron Owen of Gray Robinson, Lennie Arnold of Littlejohn Engineering, Amanda Maggard of Florida Hospital, Raymond Moe of Florida Hospital, Matt Manning of ESA and Don Bailey of TLC Engineering; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

PLANNING

1. **Please explain the proposed parcel grading plan. With a finished floor elevation of 129, the amount of fill above existing grade and above the surrounding roadways is substantial and raises concerns for surrounding area.** This comment was discussed and applicants now understand the City concerns. Applicants agreed to provide elevation views as requested by City for current proposal, 1 foot lower elevation view and 5 foot lower elevation view for comparison purposes.
2. **The plans show 12 foot noise wall built below the berm. City will require six foot wall on top of berm and integrated with the landscaping. Coordinate alignment/layout with Steve Pash, Planning.** Applicants understand and will comply.

Timeline issues

- a) **When will you pay Duke and start the process? Duke has not been meeting its scheduled deadlines.** Applicants stated timeline as follows: They are sending payment to Duke Energy today (June 18th), June 25th will be start date with an estimated 9-week schedule. Applicants state that Duke will be installing Design Option #2 for this project.
- b) **Clarify acoustical wall construction – start date** . Applicants estimated a mid-July submittal date. Discussion took place about length of acoustical wall and then adjacent wall that is matching in décor style but not acoustical.
- c) **Provide definitive time line for demolition of the horse farm structures. Suggest start permitting immediately and complete within 30 days. Demolition is not contingent on hospital plan approval.** Applicants stated that they currently have a City permit as of June 5th, 2014 and work started on June 17th and scheduled to be completed by June 20th, 2014.

Site Logistic Plan

- a) **Please describe area labeled wet lands.** Discussion took place about this area and it was suggested that the applicants go back to surveyor to have this classification reevaluated.
- b) **Parking and lay down area is close to residential area.** This area was discussed and applicants will revise and resubmit.
- c) **Have you notified SJRWMD of the transfer of the existing pond on site and maintenance of pond to the north?** This comment was discussed and clarified. Applicants explained as part of pond agreement.

Agreement for Supplemental Landscaping

- a) Exhibit of supplemental landscaping was not attached. This was clarified and applicant submitted landscaping exhibit.

Has the agreement for relocation of retention ponds drainage, sign and landscaping easement and maintenance obligation been amended to reflect the roundabout issues in lieu of original access? Applicants responded that basically no because this was not affected.

Sign issues

Agreement states that Winter Garden Village at Fowler Groves sign at northwest corner of property, at Fowler Grove Blvd and 535 is to remain. The Hospital proposes a Hospital identification sign at that corner, too. The two signs shall be combined into one sign or one of the two signs will be deleted. Applicants stated that they will combine into one sign and City will get a copy of sign ordinance to applicants for their review.

Applicant proposes four ID signs at the roundabout entrance, one on the headlight wall, two in the roundabout circle and one between the two ingress and egress lanes. Staff considers this excessive and would recommend deleting the two in the roundabout as signs are not allowed in right of way. In addition, the identification sign between the two lanes may also be in the right of way and can obstruct view of vehicles exiting the property in the roundabout. That sign should be relocated further south onto property. Applicants will remove signage in round-a-bout and will relocate others onto property.

Campus ID signs in roundabout are missing dimensions, however, those signs are to be deleted. Applicants will remove these signs.

Detail of signage on the roundabout/headlight wall have not been provided. Applicants stated that nothing is currently planned for this area but will consider.

10:37 am Economic Development Director left meeting

Plan Issues

- a) Detailed architectural drawings of the back of the building shall be provided prior to Council meeting including chillers, delivery area and garbage collection. Applicants submitted this at meeting.

- c) How long will construction yard be in use? Estimate about 17 months Why is site logistic plan different than other construction plan submittals? Applicants explained that different agency submitted plan. City explained that plans need to be consistent and need to match. How many construction workers are anticipated? Approximately 250 workers at peak time.

10:46 am Assistant City Manager for Public Services Cochran left meeting

- d) Sheet E1.00 Site Lighting is illegible. Applicant agreed to revise and resubmit.

Planning does not agree that the stacking is sufficient on Sembler Way. If, at any time during construction and/or operation of the emergency room, medical office and/or hospital, that access does not work the hospital shall: Applicants discussed this comment, agreed with it and will comply. Applicants will address this concern should/ if this becomes as issue. They agreed to allow the City to determine and define “does not work” and will assist in resolving the issue/ concern should it happen.

10:49 am Economic Development Director returned to meeting.

3. The estimated transportation impact fees for Phase A before discounts of any impact fee credits are:

- 71,207 sqft Medical Office @ \$13,279 per 1,000 sqft = \$945,557.75
- 26,208 sqft Emergency Dept. @ \$4,391 per 1,000 sqft = \$115,079.33
- \$1,060,637.08

Applicants agreed this breakout details and calculations.

10:50 am Assistant City Manager for Public Services Cochran returned to meeting.

PUBLIC SERVICES

4. **Informational: If the red bag waste is serviced by a full size front load truck then there is insufficient space for the truck to service the can. I believe that red bag waste is serviced by a different type of truck. Please advise.** This comment was clarified. Applicants will adjust position on plans.
5. **Please ensure that the city dumpster is located in the northern most position in the enclosure. This will ensure that our solid waste vehicles can service the dumpster.** In discussion for comment #4 this was addressed.
6. **Please revisit the fire service connection detail on sheet C7.2. It appears that the plans call for an 8" fire line but calls out a 10"x6" reducer and a 6" DDCV assembly. The fire service connection detail on sheet C7.5 shows the same 6" DDCV assembly on an 8" line and an 8"x6" reducer.** In discussion for comment #4 this was addressed.
7. **A minimum 2" (bypass) meter is required on all water meter assemblies 3" and larger.** Applicants will adjust.
8. **With regard to Public Services comment number 31 - A separate tap on the water main on Fowler Groves Blvd and Sembler Way shall be required for the fire lines. Please revise your details on Sheet C7.2 and C7.5 for these connections. The city did discuss this with Mr. Arnold and during that discussion the city strongly recommended that the potable and fire connections be separate. This is still the city's position but if the Engineer desires to make the connection in this manner then they do so at their own risk.** Applicant understood comment.
9. **In the plan view on sheets C7.4 and C7.7, it is unclear how SS07, SS08, and SS09 are connected. They are shown connected in the profile on sheet C7.7.** These will be corrected.
10. **The maximum depth for sanitary sewer manholes in the city is 18 feet. SS07, SS08, and SS09 all exceed this standard. These manholes shall not be maintained by the City of Winter Garden as the onsite utilities will be privately owned and maintained.** This was discussed and explained that it will be private and hospital will maintain. Applicants can determine the depth for manholes since on private property.

11:06 am Economic Development Director Gerhartz left meeting.

11. **Please include city detail sheet 1 of 10 into the plans for your next submittal.** This will be revised on resubmittal.

12. **With regard to the master utility report, the report that was submitted was revised on April**

21, 2014. This report references 70 psi and not the 55 psi noted in the comment response to Public Services comment #29. Please resubmit the master utility calculations using the 55 psi for review. This will be revised on resubmittal.

13. This comment pertains to the booster pump. Neglecting frictional losses, the pressure loss that is encountered by raising water a height of 50 feet (5 stories) is 21.67 psi. Starting with a pressure of 55 psi this equates to an operating pressure of 33.33 psi on the proposed 5th floor of the hospital. To ensure adequate water pressure at all times, city staff recommends that a booster pump be planned for the building at the time that this height is proposed. Given the proposed configuration for the connection of the potable water line and the fire line (staff does not recommend this configuration), what will the pressure be on the 5th floor of the hospital when the fire line is tested/flushed? Did the designer account for the pressure drop across the backflow device? Applicants stated yes this was accounted for. This can typically be anywhere between 3 to 10 psi depending on the flow. Applicants stated that a booster pump will be in consideration for future additions.

11:13 am Economic Development Director Gerhartz returned to meeting.

ENGINEERING

14. (Repeat comment) Sembler Way and Tract "B" are noted as a private roadway and stormwater pond, owned and maintained by the Winter Garden Village at Fowler Groves Property Owner's Association. Modifications to that roadway and stormwater pond will require the POA's concurrence. Finalize formal documentation per response. Also, it will be up to the applicant to deal with the POA and business owners to resolve existing conditions (i.e. sidewalk, etc.) that the City has no record of. Discussed and clarified. City staff did receive agreements for POA for round-a-bout and Fowlers Grove Blvd. but not for sidewalk.
15. Cover sheet: change Fire Chief's name from John Williamson to Matt McGrew. Applicant will change this.
19. Sheet C4.2: In the NW corner of the sheet is a callout "End of Asphalt (18.7'S APU)". What is 18.7'S APU? Applicants explained that "APU" is defined in legend as Approximate Physical Use.
20. Sheet C5.3:
- a. A separate permit issued by the Building Department will be required for the acoustical fence. Planning Department shall review and approve acoustical PVC fence submittal. This was addressed.
21. Sheets C6.1 & C 6.2:
- a. The "drain tile" detail on Sheet C9.2 calls out DIP – should this be HDPE?
Applicants will correct
22. Sheet C7.2:
- a. Clarify fire line size. Plans show it is now 8", but response still refers to 6".
Applicants explained that this will be 6".
 - b. Also clarify notes for connection details (i.e. 8" X 6" reducers, etc.). Applicants will

clarify.

24. Sheet C9.0: Increase thickness of concrete pavement and stamped concrete pavement to 8" (for roundabout - Fowler Groves Boulevard). Applicants stated that they have done this.
25. Sheet C9.1: Cored MH Connection Detail – call out re-working the manhole bench at the new connection. Applicants will add.
26. Sheet C9.2: The “drain tile” detail calls out DIP – should this be HDPE? This is a repeat comment.
27. Sheet C9.3: Type “D” curbs are not appropriate on the inside of the circulating roundabout lane – change to Type “E” median curbs. Curbs on the outside of the circulating roundabout lane shall be Type “F”. Provide detail of the modified Type “D” curb. Refer to plan Sheet C5.7. Applicants explained that curbs are to be integral with the stamped concrete and used the type of curbs requested by the City traffic consultant. City Engineer will discuss with Traffic consultant and get back to applicant on this comment.
28. Ownership and maintenance of the roundabout and portions of Fowler Grove Blvd. and Sembler Way needs to be discussed (Hospital/POA/City?), including requiring a Right-of-way Maintenance Agreement (Hospital or POA?). ROW Maintenance Agreement shall be executed prior to issuance of the first Certificate of Occupancy and Certificate of Completion, and shall include the required Maintenance Guarantee of 20% of the cost of the improvements. Applicants understand this comment and will maintain center area of round-a-bout, including any decorative pavement.
29. Coordinate with Duke Energy on all power requirements, possible pole relocations, etc. To date, Duke has provided two cost estimates for the power line undergrounding. City Staff needs to discuss the latest proposal dated May 2, 2014 that has two alternates. Applicant needs to provide an update on status. This was addressed under Planning comment #2a.

Applicants were also asked to provide a cut sheet on stamped asphalt. Discussion took place about request to include conditions on plans for hours of construction. City staff will send noise ordinance to include on plans. City Staff will need right of way agreement as a condition prior to Certificate of Occupancy or Certificate of Completion. Explanation was provided about what items needed to be completed prior to City Commission meeting

Motion by City Engineer Miller to recommend the Site Plan be placed on the next City Commission meeting agenda, provided the applicant resubmits revised plans addressing all City Staff conditions to the Planning and Zoning Department within 2 days following this meeting (by noon on Friday, June 20th, 2014). Assistant City Manager Cochran seconded; the motion carried unanimously 5-0.

ADJOURNMENT

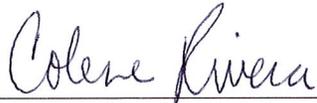
There being no more business to discuss, the meeting was adjourned at 11:30 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera