



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES July 9, 2014

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, July 9, 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, 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, Assistant Director of Operations Mike Kelley and Customer Service Representative Colene Rivera.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on June 25, 2014.

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

9:59 am Break in Meeting
10:05 am Meeting Resumed

DRC BUSINESS

Agenda Item #3: IOTA Sessions – PUD Rezoning

Avalon Road – 505 & 807
Yates & Company

Brenda Yates of Yates & Company and Jeff Newton of Donald W. McIntosh Assoc., Inc; applicants for the project were in attendance for discussion. The following items were

reviewed and discussed:

ENGINEERING

1. **SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. This project, along with others along this corridor shall be required to participate in the funding of the widening to four lanes (signed agreement required as discussed at DRC).** Applicants wished to discuss a couple of concerns pertaining to the SunRidge Boulevard Developer's Agreement. Since, City Staff did not have copy of Developer's Agreement in front of them, it was determined that applicants would discuss specific details with Assistant City Attorney Langley at a later date. Legal description clarification, an access restriction clarification, backup on cost share estimate and confirmed City would like the sliver piece of property executed as Quit Claim and City will get the form to applicant to complete.

PLANNING

16. **A lot mixture of 65 foot and 70 foot wide lots is not acceptable. The minimum lot size of 65 feet is acceptable, however the alternative lot width of 70 feet does not provide enough variation and is not consistent with the surrounding developments. If the lake front lots are to be 80 feet wide as referenced in the Site Data notes, then this should be depicted on the plan and in the lot mixture calculations.** Discussion took place about lot sizes and variety of lot size offerings in development. Clarification was given about where lot widths are measured. Applicants are planning to go back and finalize lot details and number of lots and mixture. City Staff informed applicants that road work on SunRidge Boulevard will be started within the next year.
17. **Landscape buffers should continue down the entire Avalon Road frontage, the SunRidge Blvd frontage, around the perimeter of the 0.59 acre stormwater area on the north side of the project, and all adjoining properties.** Applicant stated that they would adhere to this comment.
18. **If 5 foot side yard setbacks are to be utilized, then there will be no equipment (pool, A/C, etc.) permitted to be located within the side yards.** The side yard setbacks were clarified and applicants understood.
19. **The proposed house elevations are very difficult to follow, please provide clearer renderings with future submittal.** Applicants understood comment and will get City Staff clearer renderings by Monday, July 14, 2014 for this project.
20. **The joint use City stormwater area that will be utilized for some of the stormwater from the proposed PUD is being counted as open space for the project. This 6.55 acre stormwater area is owned and maintained by the City of Winter Garden and may not be counted as open space for the proposed PUD.** This comment was discussed, applicants understood and will submit revised plans with these details excluded.

Motion by City Engineer Miller to recommend the Planned Unit Development be placed on the next available Planning and Zoning Board Agenda provided that the applicants resubmits revised plans and other documents addressing all City Staff conditions to the Planning and Zoning Department within 3 days which is by noon on

Monday, July 14, 2014. Assistant City Manager for Public Services Cochran, seconded; the motion carried unanimously 4-0.

10:24 am Break in Meeting
10:25 am Meeting Resumed

Agenda Item #4: 1401 W. Plant Street – PUD Rezoning

Lake Nona Development, LLC

Ryan Blaida of Tall Castle and Mark Maciel of Tall Castle; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

City Staff discussed with Applicants that they were asked to have the property staked for City Staff to walk the site and this has not been done. Applicants were surprised that Bio-Tech Consultants had not contacted City Staff to arrange for this. They will follow up on this concern. City Staff explained that since this item has not been done that no approval can be granted at this meeting but encouraged applicants to review and discuss any further comments that they had any concerns with at this time.

ENGINEERING

1. Sheet C020:

- **Lot 5: 35' frontage required at curb line.** Applicants will verify that this lot meets this requirement.
- 3. **Wetlands (repeat comment): 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.**

Response says there are no wetlands on site, which is contrary to the report by Bio-Tech Consulting. The report indicates wetlands in the southeast corner of the site that will need to be addressed. Applicants will have Bio-Tech Consultant contact reach out to City Staff to address this concern.

- 6. **The soils report indicates that this site’s soils have “severe limitations for building site development, sanitary facilities, and recreational uses”, and will require removal of surficial organic soils, and a substantial amount of fill. Please address what affect this will have on existing large trees and surrounding properties that now drain onto this property.** This comment is similar to Standard General Conditions Comment # 31, and was discussed. City Staff explained this comment and applicants understand that drainage easement can overlap landscape buffer.

PLANNING

- 14. **Please flag the surveyed property boundary and schedule site inspection with planning staff.** Applicants understand and will address.
- 16. **The lot impervious calculations should be revised to indicate that only the surface area of the swimming pools will be calculated at 50% pervious.** This comment was clarified and applicants will modify calculations. Clarifications need to be made to the plans. City Staff

suggested that applicants make adjustments so that home owners in the future don't plan to install pavers/ decking and be in violation to city code for pervious coverage.

- 18. Dry ponds may not account for more than 50% of the provided Open Space for the project. Based on the calculations provided, the dry pond accounts for 60% of Open Space provided.**
Applicants understood and will adjust.

PUBLIC SERVICES

- 21. The sanitary sewer shall be extended south to the north lot line of lot number one.** This comment was clarified and applicants were informed to reference city code for reference to formula for installation guidelines, etc.

STANDARD GENERAL CONDITIONS

- 31. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.** See Engineering Comment #6 for response to this comment.

Also discussed were underdrainage concerns and this was clarified. City Staff advised applicants how to calculate these requirements and to follow St. John's requirements.

Motion by City Engineer Miller to have the applicant revise and resubmit the Planned Unit Development addressing all City Staff conditions for another full DRC review cycle. Building Official Jones, seconded; the motion carried unanimously 4-0.

10:38 am Break in Meeting
10:39 am Meeting Resumed

Agenda Item #5: Baer's Furniture Store - SPA

Colonial Drive W - 12105
Baer's Furniture Company, Inc.

Phillip Whitehill of RCH Construction, Majid Kalaghchi of SK Consortium and Ira Baer of Baer's Furniture Company, Inc; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

- 7. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits. Meter sizes**

shall be provided for review by the Utilities Department for verification of impact fees at time of Building Permit application. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued. This comment was clarified.

11. Permits from FDOT (drainage connection; utilities, etc.) and SJRWMD (ERP) are acknowledged. Provide permits or exemption for FDEP (water, wastewater and NPDES) prior to site or building permit approval. Applicants advised City Staff that all the permits have been obtained except for FDEP permits.
12. If approved, further development of the site for the future building or addition will require separate site plan approval. Approval of the phase 1 site plan does not constitute approval of future work. Applicants acknowledge this comment.

PLANNING

13. The trip type summary calculations of the alternative impact fee study indicate that approximately 50% of the trips are pass-by trips. Furniture stores are a destination trip; therefore, these calculations will not be accepted for the proposed reduced traffic impact fee.
 - a. Staff will agree to reduce the traffic impact fee by 10%. The proposed furniture store is 82,660 square feet and the impact fees for a retail building 50,001 – 100,000 square feet are \$8,479.00 / 1,000 square feet (\$700,874.14). With a 10% discount (\$70,087.41), the total traffic impact fee due on a 82,660 square foot building is \$630,786.73. The impact fees were discussed and explained to applicants that when they submit the uses of the project, these will be reviewed and fees may be refined based on functions of building. It was clarified that applicants will need to pay impact fees prior to building permit issuance.
14. The turning plan indicates that only WB 50 and SU30 trucks will be used for delivery and trash pickup. To ensure that no damage is caused to the West State Road 50 landscape medians, Baers Furniture will be required to enter into a developer's agreement with the City to guarantee the truck size and provide a bond for any damage that may be caused to the median by delivery trucks. This comment was clarified and applicants assured City Staff that business is only using 50 foot trucks. Applicants suggested that if problems occur, would it be possible to modify the median area? City Staff stated that modifying the landscaping in the median has not been approved by City Commission.
15. Sheet C001
 - c. The curb cut for the driveway providing access to the properties to the northwest and the dirt road are located on Baers Funitures west property. Do you plan to keep this access across your property? This comment was clarified and applicants agreed to provide a corner clip easement.
 - d. Cross access shall be provided for the property to the west. Applicant stated that this will be provided.
16. Lighting Plan:

- a. The light poles shall be no more than 18 feet tall. City Staff will verify.
- b. Shields shall be installed to reduce the light pollution along the property lines. The southwest corner has a substantial amount of light. Applicants agreed.

19. The sides and rear of the building are visible from adjacent properties and rights-of-way, please provide additional elements on all sides of the building. Applicants will talk to their architect and provide architectural details or treatments on both sides of building.

Applicants inquired about next steps after this DRC meeting. Staff advised that they will need to resubmit plans that address all City Staff comments and provided that this is approved, then this project can be tentatively planned for the August 14, 2014 City Commission meeting. Applicants were informed that they will need to submit architectural drawings for review and approvals and then these will need to be presented at the City Commission meeting.

Motion by City Engineer Miller to approve the Site Plan provided the applicant resubmits revised plans addressing all City Staff conditions to the Planning and Zoning Department by Thursday, July 31, 2014. Building Official Jones, seconded; the motion carried unanimously 4-0.

10:53 am Break in Meeting
10:54 am Meeting Resumed

Agenda Item #6: Hickory Hammock Phase 1D - FP

Avalon Road - 1000
Tramell Webb Partners, Inc.

Joe Tramell of Tramell Webb Partners, Inc, Jim McNeil of Akerman, Keith Ruddick of McIntosh, Leslie Candes of Godbold, Downing and Bill PA and John M. Florio of Donald W. McIntosh Assoc., Inc; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Motion by Community Development Director Williams to table this agenda item until further notice. City Engineer Miller, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

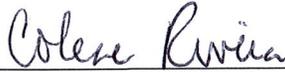
There being no more business to discuss, the meeting was adjourned at 10:54 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera