



# WINTER GARDEN

## CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES August 13, 2014

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in special session on Wednesday, August 13, 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 10:20 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, Manager of Community Development Steve Pash, Senior Planner Laura Smith, and Planner Kelly Carson

### **APPROVAL OF MINUTES**

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

Approval of minutes from regular meeting held on July 23, 2014.

*Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Jones, the motion carried unanimously 5-0.*

### **DRC BUSINESS**

#### **Agenda Item #3: Plant Street Market – Site Plan Approval**

Jared Czachorowski of Crooked Can Brewing Company, LLC, applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

## ENGINEERING

1. Planning Department shall review and comment on proposed use, parking count, setbacks, open space, landscaping, buffering, lighting and signage. Parking being addressed.
3. Show all trees that are to be removed in the proposed new asphalt paving area on the Demolition Plan (2 – 26” oaks and a 30” oak). A Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. Coordinate with Community Development Department (Steve Pash).  
Applicant stated that they are not planning to remove any trees on site. Discussions took place about existing trees and building plan to pave around existing trees. Applicant was advised to show trees on plans and adjust pavement areas to add landscaping and provide more buffer for the trees. City Staff will look at trees and see what condition each trees is in and if any need to be removed.
5. Provide typical section for asphalt pavement with the following minimum specifications: 12” subgrade compacted to 98% of maximum density; 8” base course consisting of soil cement and crushed concrete fines, compacted to 98% of maximum density; 1 ½” of asphaltic concrete. See City Standard Details available on the City’s website. Applicant referenced sheet A-02 on submitted plans. Discussed details and applicant will revise detail to the above specifications.
7. Provide information on how and where the roof will drain (i.e. downspout locations). Since the site will surface drain and a closed drainage system is not being provided, the location and treatment of the downspouts will be critical in making the site functional. All runoff shall be directed to Smith Street, Central Avenue, or Plant Street, not onto adjacent properties (see Standard General Conditions below). Applicant explained roof slope to back, east to west; sheet flow with no gutters or downspouts. City Staff advised that applicant will need to show elevations and drainage flow on property and not have it run off onto adjoining properties.
8. Provide the finished floor elevation of the now-demolished apartments for comparison with the proposed finished floor elevation (the existing apartment finished floor elevations weren’t evident on the Survey drawing). Applicant discussed floor elevation. City Staff advised applicant to label finished floor on plans.

Applicant was advised that he will need to submit responses in writing and resubmit revised plans with changes.

## PLANNING

10. For the final Site Plan set, please include the following:
  - a) Building Elevations - applicant advised that this needs to be submitted with plans.
  - b) Site Lighting Plan - City will provide street lighting; applicant understood that if any building lighting is proposed it will need to be submitted.
  - c) Signage Plan showing all proposed signage on site and on the building. City Staff explained that applicant will need to submit sign details even though much of it is being painted on side of building. This will have to meet city sign code.
12. Per the Historic Downtown District Overlay design standards, no rooftop mechanical equipment should be visible from street level; it must be incorporated into or hidden

**behind parapets. Please re-orient the mechanical equipment on the roof to comply with this requirement and submit revised plans & elevations.** Applicant explained that planning on having the building resemble 1920 style industrial architecture with 9 AC units placed on roof. He explained some architectural details, etc. Applicants were advised to push AC units as far as possible back from Plant Street onto Center Street along the parapets, obscuring them as much as possible. Applicants will come back with better artistic rendering showing these units on roof line.

13. **Chain link fencing is prohibited in the Historic District. A different fencing material must be used around the equipment yard. This fencing must be consistent with the building architecture.** Applicant understood comment and will address. PVC fencing was advised.

14. **Buffering, Screening, & Landscaping:** Applicant working with City Staff Laura Coar on these comments and concerns.

**d) Please provide details for how the outdoor cooler will be screened from the adjacent rights-of-way with landscaping, trellis/vines, etc.** City Staff discussed consideration for a 1-2 foot wall instead of bollards.

**f) Please coordinate with Laura Coar, the City's Parks & Lands Coordinator, on planting design and species selection.** Applicant will work with City Staff and applicant was advised that this will not slow down building permits. Also, discussed was the need to create a protection or barrier around auger from silo. Applicant understood and will comply.

City Staff inquired about type of material applicant is planning to use for patio area. Applicant explained that planning to use brick pavers similar to other restaurants in area. Applicant was advised to call this detail out on the plans.

### **PUBLIC SERVICES**

16. **Please show the proposed sewer lines from the building envelope to the existing point of connection. Please include the diameter of the pipe, locations of clean outs, and the proposed slope. Please note that all sewer lines and fittings shall be SDR 26.** Applicant explained that this was called on sheet 8002 and will address with the Public Services Department.

10:39 am Assistant City Manager for Public Services Cochran left meeting

17. **A grease trap shall be required for all buildings where the preparation of food is part of the proposed use.** Discussion took place about location and how to access the planned location. Applicant will consider placement for grease trap. City staff recommended that applicant access from side road rather than Plant Street.

18. **Are you going to supply irrigation off of the existing water meter or will you be requesting a separate irrigation meter? The city will approve either way. Please note that sewer will be charged for all water metered through the domestic water meter. Irrigation impact fees will be charged if an irrigation meter is installed. Impact fees are based on the size of the meter. For example, a ¾" meter will pay \$1,086.00 for the impact fee plus a tap and meter set fee.** Applicant planning for irrigation system to come off from a separate source. Will discuss details with Public Services in side bar meeting.

20. Please include a dumpster detail for the dumpsters for review and approval by Public Services Solid Waste Division. Dumpsters and dumpster enclosures shall be on a concrete slab. The minimum inside clear dimensions for a single dumpster enclosure is 10' x 10'. A minimum of two bollards shall be placed at the inside rear of the enclosure. Applicant planning to follow city code and will include specifics on plans.

10:44 am Assistant City Manager for Public Services Cochran returned to meeting

21. Buildings with a square footage greater than 4,000 square feet are required to install fire sprinklers. Please show the proposed fire tap, size of the fire line, double detector check valve (DDCV), and fire department connection (FDC) on the plans. Please call out the point of service (POS) for the fire line. Please add a note to the plans stating that all work downstream of the point of service shall be performed by a licensed fire sprinkler contractor. This was explained that it is a separate permit and discussion took place about these details.

22. Please include the appropriate City of Winter Garden construction details with your next plan submittal. Please include detail sheets 1, 2, 3, 7, 8, and 9. The city details can be found at <http://www.cwgdn.com/business>. Applicant understood and will comply.

Discussed the next City Commission board meeting which is scheduled for August 28<sup>th</sup>, 2014.

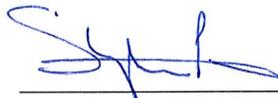
*Motion by City Engineer Miller to place the site plan on the next available DRC meeting which is Wednesday, August 20<sup>th</sup>, 2014 agenda provided the applicant resubmits revised plans addressing all City Staff conditions within 2 days following this meeting (by noon on Friday, August 15, 2014). Building Official Jones, seconded; the motion carried unanimously 5-0.*

## ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 11:00 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



FOR  
Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera