



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
January 15, 2014

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, January 15, 2014 in the First Floor Planning Conference Room, City Hall.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 9:58 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 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

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on January 8, 2014.

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

9:58 am Break in Meeting
10:01 am Meeting Resume

DRC BUSINESS

Agenda Item #3: Florida Hospital Winter Garden – SPA

Littlejohn Engineering Associates

George Huddleston of Littlejohn Engineering, applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

Assistant City Manager for Public Services Cochran arrived at 10:00am

PLANNING

1. Provide documentation which indicates that you have received authorization from the owners of Sembler Way to close Sembler Way at Fowler Groves Blvd and modify the intersection of Sembler Way and Fowler Groves Blvd. Applicant reported that this is in process.
2. The proposed round-a-bout at the intersection of Fowler Groves Blvd and Sembler Way will require coordination with the City of Winter Garden's round-a-bout consultant. Applicant stated that they have contacted the City consultant and waiting on feedback from round-about experts. City Staff did express concern about width of lanes in proposed plans and feel that it needs to be wider than the 16' proposed due to truck traffic and deliveries as well as emergency vehicles.
3. The 16' pavement width at the round-a-bout located at the intersection of Sembler Way and fowler Grove Blvd is insufficient and will not accommodate truck traffic. Discussion took place about concern with the width of lanes in proposed plans.
4. The spine road widths throughout the site vary, please explain. Discussed concerns about traffic flow, canopy width at main hospital entrance, moving columns and retaining wall with the spine road not extending for phase II development.
5. Which entrance is for the medical office uses and which entrance is for the emergency department? Please label all building entry/exit points. Discussion took place regarding the various entrances and these need to be labeled on future submittals.

10:15 am Chairman Williams left meeting

10:16 am Chairman Williams returned to meeting

6. The plan depicts the parking spaces overhanging the sidewalk throughout the site, which is not permitted. Please refer to sheet PCD-8A of the Florida Hospital-Fowler Groves PCD Plan for typical overhang. The pedestrian and parking plans do not conform to the typical plans referred to in sheet PCD-8, PCD-8A or PCD-8B. Discussed sidewalk widths, parking spaces and pedestrian flow along sidewalk areas. City Staff expressed concern that parking spaces need to account for 6' minimum width with a 2' overhang on sidewalks. Applicant stated that all parking spaces that abut the sidewalk will have a 20' stall length. Applicant

assured City Staff that client is planning to prepare landscaping plans. Applicant ensured that the sidewalks will meet ADA code guidelines and will indicate pedestrian flow on future submitted plans.

8. Provide lighting plan (internal and adjacent streets). All site lighting shall comply with Dark Skies requirements. Street lights shall be installed internal to the development and on all adjacent rights of way pursuant to City Code meeting dark skies requirements (Code Section 118-1536(k)). Submit street lighting plan from Duke Energy prior to preconstruction meeting. Coordinate with Duke Energy on all power requirements, possible pole relocations, etc. What is the status of site power from Duke Energy and the undergrounding of power lines on the west side of Winter Garden Vineland Road as required by Ordinance 12-54, Item 15(a)? Applicant discussed some highlights from meeting with Duke Energy and stated that they have requested Temp Power in April and Permanent Power late November 2014. Applicant wasn't sure about photometric plans and when these could be submitted. City Staff reminded applicant that this project will be required to bury power lines on CR 535 near adjacent subdivision per conditions of the agreement. Staff asked applicant to have client contact City Staff regarding this aspect of the project.

9. Provide pedestrian access and circulation plan. Also, handicap accessible access locations have not been identified. Discussed sidewalk locations and flow to entrance of building. Plans need to show connections and funneling to building.

10. Ordinance 12-54, Item 16(g)1 states that:

Phase A of the Hospital Project (for purposes of this subsection (g) only, the "Emergency Department/Medical Office Phase") will consist of an emergency department containing approximately 25,000 to 30,000 square feet, and approximately 50,000 to 60,000 square feet of medical office. Applicants are still in discussion about the total square footage of each use, which may trigger additional roadway improvements.

The site plan does not clearly delineate between emergency department use and medical office use, however if the emergency department is 30,000 sqft as permitted then the medical office use is approximately 92,402 sqft which exceeds that permitted by Ordinance 12-54. This excess square footage in the first phase of the Hospital Project will spur additional roadway improvements to be done with the first phase which were not scheduled to be completed until the second phase.

The following road improvements will be required to be constructed by Florida Hospital as part of the Emergency Department/Medical Office Phase and are conceptually depicted in Sheets "PCD-19" – "PCD-21" attached to Exhibit "D":

a. Widen Fowler Groves Boulevard to 4-lanes (11' wide lanes) from the main entrance of the Hospital Project to Daniels Road, and include a new dedicated

eastbound right turn lane at Daniels Road. Discussed deviations requested based on proposed change of entrance location.

- b. Westbound left turn lanes on Fowler Groves Boulevard into the main Hospital Project entrance. Unused travel and turn lanes will be "striped out", leaving a single left turn into the Hospital Project and a single right turn out of the Hospital Project. A directional median will prevent left turns out of the Hospital Project. Sheet "PCD-19" attached to Exhibit "D" hereto depicts the Fowler Groves Boulevard entry improvements into the Hospital Project.
- c. Extend the northbound left turn lane at the mall entrance and Daniels Road (Hess Station) (Sheet "PCD-21" attached to Exhibit "D")
- d. Extend the northbound left turn lane at Daniels Road and Fowler Groves Boulevard (Sheet "PCD-20" attached to Exhibit "D").
- e. Construct 10' wide bike path/sidewalk on the north side of Stoneybrook West Parkway from CR 545 to Daniels Road.

The following road improvements will be required as part of the Hospital Phase, but may be required as part of the Medical Office Phase, if the Medical Office Phase occurs prior in time to the Hospital Phase, as determined by the City during its site plan review of the Medical Office Phase and are conceptually depicted in Sheets "PCD-19" – "PCD-22" attached to Exhibit "D":

- a. Provide a second northbound left turn lane at Daniels Road and Fowler Groves Boulevard (Sheet "PCD-20" attached to Exhibit "D").
- b. Provide a traffic signal at the main hospital entrance and Fowler Groves Boulevard (Sheet "PCD-19" attached to Exhibit "D") and remove striping so that there are two lanes entering the Hospital Project.
- c. Extend west to south turn lane at Fowler Groves Boulevard to Sembler Way and prepare warrant study for potential traffic signal at the Fowler Groves Boulevard/Sembler Way intersection.

Discussed overall concern of this comment. Applicant presenting plans with larger building square footage which triggers 2nd turn lane on Daniels Road per Phasing of Hospital Project. Applicant will go back to clients to determine exact square footage of each use and "common areas" need to go to one use or the other.

Also, discussed how clients plan to prevent traffic flow going west on Fowler's Grove Boulevard as part of the conditional agreement now that the T-shaped intersection has been removed and relocated. City Staff expressed concern about the residential neighboring areas and traffic flow on Winter Garden Vineland Road. Public could file a suit at any time due to City not enforcing the Conditions of Agreements and City Staff advised that clients could be running the risk of this potential event. Explanations took place about what details occur at Public Meetings, the Planning and Zoning Meeting and City Commission meetings.

12. What is the status of the installation of supplemental landscaping required by Ordinance 12-54, Item 16(b) to be installed between the hospital property and the Bay Isle subdivision and the landscaping between the hospital property and

Country Lake Estates subdivision? This comment was used as an example of what items could be completed for DRC approval for the P & Z meeting deadline date.

13. PCD-8B of the Florida Hospital-Fowler Groves PCD Plan shows plaza wall, landscape, fencing and buffering to reduce noise and headlight pollution to residential property to the north of the hospital property. With the change of the entry location and the proposed use of a round-a-bout, the plans need to be revised to reflect how the wall, landscape, fencing and buffering will be accommodated. The plaza wall depicted on PCD-8B extended 170 feet, with the use of the round-a-bout the wall may need to extend in excess of 500 feet to adequately buffer and shield the residential property owners. City Staff expressed concern about possibility of traffic flow and buffering of noise for the nearby residents, who could litigate if they feel that these items are not being addressed and met. Concern with new arrangement of round-a-bout and the buffer zone may need to be increased per the conditional agreement.
14. Provide complete signage plan - include location and size of directional, identification, and building signs. Sheets PCD-9, PCD-10 and PCD-11 of the Florida Hospital-Fowler Groves PCD Plan details the approved signage standards for the project. City Staff advised applicant to create a timeline of the various aspects of project to determine what items can be addressed prior to the February 3rd P & Z meeting date and what items need to be set as conditions of approval.
15. Show location of future buildings in relation to proposed building. Applicant will comply.
17. All easements, existing and proposed, should be identified on plans. Applicant stated they would comply.
18. How will the helipad noise and visual impact be mitigated for? The Florida Hospital-Fowler Groves PCD Plan exhibited within Ordinance 12-54 located the helipad behind building to maintain separation and buffer the residential neighborhoods to the north and west from the helipad activity. City Staff advised applicant that they need to consider creating a buffer for the helipad even if it is temporary for the Phase I until future buildings get built.

City Staff explained that there are certain triggers that increase the risk of problems with the local residents. Some of these triggers are helipad, deliveries, traffic going west on Fowler Groves Boulevard, etc.

10:49 am City Engineer left meeting

19. The Florida Hospital-Fowler Groves PCD Plan exhibited within Ordinance 12-54 identified the location of a service yard. No service yard or delivery area is depicted on the site plan submitted; please identify the service yard and/or delivery area and required buffering. Applicant will show where the service yard will be located on plans. City Staff

asked if this was going to stay or change for Phase II. Applicant will have to get back to City Staff with an answer.

10:52 am City Engineer returned to meeting

20. Provide updated traffic analysis which incorporates operational characteristics and design components of the new primary access location and use of a round-a-bout at the intersection of Fowler Groves Blvd and Sembler Way. The comment was discussed and clarified.

10:54 am Assistant City Manager for Public Services Cochran left meeting

Discussion took place about the off-site improvements package has been pulled at this time. City Staff have advised the applicant and his clients that the off-site package will need to be re-submitted for review to be in conjunction and concurrent with the Site Plan as separate package per the project agreement. Discussion took place about listing the items within this off-site package and determining a priority of various elements and presenting what will be done concurrently and what items can be held off. It was explained to the applicant that some of these items are critical to the project and cannot wait for a later date. Applicant will submit a schedule. City Staff suggested that road construction occur during the summer months when school and holiday shopping rush are not in effect.

10:56 am Assistant City Manager for Public Services Cochran returned to meeting

Applicant did not have any concerns with Public Services comments.

ENGINEERING

37. Will any modifications be required for the traffic signal heads on eastbound Fowler Groves Boulevard at Daniels road? Applicant will research this comment.

Applicant was advised to begin preliminary analysis of basin lines for drainage and water flow. Need to address the north retention pond area and determine direction to advise nearby subdivision residents.

Discussion took place about parking for the Hospital. Applicant was expressing that client felt there were more parking spaces than needed. Applicant was advised to submit this as a deviation request and this topic could be further discussed in future meetings.

No Motion was made for this item. Chairman Williams stated that applicant will need to continue with revisions of Site Plan and we will continue to review and meet weekly for DRC meetings.

11:04 am Break in Meeting

11:05 am Meeting Resume

DISCUSSION ITEM:

Agenda Item #4: Main Street Mower – SEP

Main Street Mower, Inc.

Stan Hawthorne of Main Street Mower, Sherri Hawthorne of Main Street Mower and John Kirby of Kirby Engineering, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Discussion took place about proposed tank placement on property, chain link fencing near the proposed tank area, along Carter Road area, and existing fencing along proposed lot split area. The applicants were told that they may not erect any additional chain link fencing on the property as it's not permitted within the C-2 Zoning district. Applicant said they would remove a section of the existing chain link fence for customer and police security access. Applicants were advised to send Planner a PDF of revised plans addressing City Staff Comments.

Discussion took place about signage. Applicants were advised to present design prior to having the sign made to ensure that it follows Sign Code guidelines.

The applicants were told that they will still need to pursue Site Plan approval after the SEP is granted, although it will be a Minor Site Plan approval that can be accomplished administratively.

The applicants were told that the SEP would be placed on February's Planning and Zoning Board agenda if all City comments are addressed and the plans are re-submitted to the Planner via email.

ADJOURNMENT

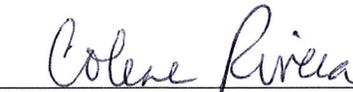
There being no more business to discuss, the meeting was adjourned at 11:14 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera