



# WINTER GARDEN

## CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES February 18, 2015

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, February 18, 2015 in the City Hall Commission Chambers.

### **Agenda Item #1: CALL TO ORDER**

Chairman/Community Development Director Ed Williams called the meeting to order at 9:56 am. 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 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, Manager of Community Development Steve Pash, Planner Kelly Carson, Planner Nadine Avola and Customer Service Representative Colene Rivera.

### **ABSENT**

**Voting Members:** Assistant City Manager for Public Services Don Cochran

### **APPROVAL OF MINUTES**

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

Approval of minutes from regular meeting held on February 4, 2015.

***Motion by Building Official Jones to approve the above minutes. Seconded by Assistant Director of Operations Kelley, the motion carried unanimously 3-0. (City Engineer Miller and Economic Development Director Gerhartz was not at meeting during this vote)***

9:56 am	Break in Meeting
9:59 am	City Engineer arrived to meeting
10:00 am	Meeting Resumed

## **DRC BUSINESS**

### **Agenda Item #3: Winter Garden Village Retail - SPA**

Daniels Road – 3337

CPH, Inc.

David S. Davis of The Sembler Company and Justin Polk of CPH, Inc.; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

## **ENGINEERING**

Applicants stated that they understood the Engineering comments and felt they were straight forward and would comply. They will take care of the sight triangle and will address all the other comments in the resubmittal.

## **PLANNING**

12. **Staff does not support the excessive amount of fill proposed. Please redesign the site, providing a more reasonable grading proposal that is closer to existing grade.** Discussion took place about the ground level of site being at 4' - 8' above street level and then the building above this. City staff explained that City will not approve the project if the height difference between street level and site plan is at 8' with a wall, a berm or a barrier above street level. Discussion took place about applicants needing to remain in the 116 – 118 elevation range. City staff acknowledged this is a difficult site and will work with applicants to address this but the site grade level needs to be addressed. Applicants expressed several concerns with grading, drainage and meeting existing paved areas and surrounding buildings, etc. After lengthy discussions, the applications understood the city's position and will review other potential options and layouts, etc. City staff will be available to review alternate options. Discussion took place about storm system on site and possibility of altering or relocating this to another area. Applicants will review options and work with City Staff on this concern.
13. **The main vehicular access drive into the site from the north is confusing and potentially dangerous. Please redesign this area to facilitate a smoother, more natural flow of traffic. To accomplish this, the ATM drive aisle may need to be removed and the parking shifted east.** Applicants understood this comment and will address traffic flow concerns.

Economic Development Director Gerhartz arrived late to meeting at 10:11 am

15. **Please relocate the transformer enclosure to prevent a long blank wall façade adjacent to Daniels Road. Staff does not support this structure projecting out beyond other improvements.** Discussion took place about potential transformer locations and the applicants suggested obscuring the area with landscaping. Discussed the possibility of placing on side of property where the sign is located with landscaping to help with camouflaging the transformer.
16. **Please provide interior floor plan with seating for the proposed restaurant so parking requirements can be calculated.** Applicants will provide City staff with basic calculations

for retail and restaurant seating capacity level. Applicants stressed that they do not have specific floor plan layouts for these locations as of yet and these calculations would be generalizations. Discussed ownership of property down the road and stressing to owners and lease wording referring to signage and following city sign code.

- 18. Per the PCD design standards, the sidewalk adjacent to the building entrance should be min. 10' wide.** Applicants understood comment and explained that at certain locations along the sidewalk the width would be 10' wide. However, the building has bump ins and outs and would be 10' at the 3 bump in sections. City staff was in agreement with what applicants proposed.

## **PUBLIC SERVICES**

- 24. There does not appear to be enough room for the proposed dumpster configuration. The solid waste vehicles will not have enough room to service the dumpster without running over the existing curb at Bojangles. Please reconfigure.** Applicants proposed a configuration during the meeting and will revise. City staff expressed concerns with truck backing out of area and running over curbs, etc. Applicants will provide specs for city review.

***Motion by City Engineer to have the applicants revise and resubmit the Site Plan for another full DRC review cycle. Building Official Jones, seconded; the motion carried unanimously 5-0.***

10:32 am Break in Meeting  
10:34 am Meeting Resumed

### **Agenda Item #4: Hickory Hammock**

Avalon Road - 1000

Donald W. McIntosh Associates, Inc.

John Gilbert of Tramell Webb and John Florio of Donald W. McIntosh Associates, Inc.; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

## **ENGINEERING / PUBLIC SERVICES COMMENTS**

- 10. Since 5 lift stations are proposed for the 490 unit development, the Developer shall provide the City Utilities Department one (1) permanent generator at Lift Station #1 and two (2) portable generators prior to final completion. Size and voltage of the portable generators shown on Sheet 92A need to be sufficient to run lift stations #3, #4 and #5 that have 30 hp and 47 hp pumps. Generator requirement shall be included in the Development Agreement (see below). Lift station tracts shall be conveyed fee simple via warrantly deed to the City of Winter Garden. Lift station panels shall be constructed in accordance with the City's latest specifications including SCADA installation. Coordinate with Utilities Department for updated details.** Applicants understood comment and clarified that the number of lift stations has been reduced to 4, the number of units has

been revised to be a 463 unit-development and that the pumps have been reduced to be 10 hp. Applicants did recognize that this was an original comment and that the numbers were correct at the original timeframe but for the record wants to clarify these changes.

## **PUBLIC SERVICES**

20. **City detail sheet 1 of 10. Please do not modify the city detail sheets. Why have you crossed out the notes on Sheet 1?** Applicant explained why they had crossed out notes on the plans. There are requirements for the DEP requirements at were conflicting with City notes. City will go back to our table and cross check with differences and address in the City table. Applicants will help with pointing out these items.
21. **Repeat Comment: Provide a minimum of one foot of freeboard between the top of the wet well for lift station #4 and the lowest building finished floor elevation. This provision affects lots 272-275. We reviewed your request and respectfully decline. Please provide the one foot of separation as requested.** Applicants understand that the City want the freeboard. Discussion took place about options and applicants will comply. Applicants wanted to state that they will create a property line 3'-4' retention wall or rely on home builders to build stem walls. Applicants will work with city staff on what direction to go and will present sketches of options and city can determine what direction to go with on this aspect. City staff agreed to this plan.
23. **Show all pressure pipes in the profile view. Additional ARVs may be requested after this information is added to the plans.** Applicants understood this comment and will revise.

Discussion took place about the revised site plan with the number of units and lot sizes for the preliminary plat plan verses the original PD land use plan. City did not have an objection to the variance in these two items. The plan reviewed and specifics would be determined at time of final plat to match actual number of units and lot sizes to actual build.

Applicants wished to discuss building the model townhome and number of units that would be approved. City staff explained that since there are two builders being used for this project; each builder would be allowed to build one 4-unit building and one unit per building could be completed for CO. The remaining portion of each building would be a shell until future date when project is approved and ready for building stage. The City Building Official Jones did emphasize to the applicants to inform their contractors that the Florida Building code for townhomes is going to change end of June 2015 and that these buildings will need to comply with this new building code.

***Motion by City Engineer Miller to have the applicants revise and resubmit the Construction Plans addressing all city staff comments and conditions for staff review only. Building Official Jones, seconded; the motion carried unanimously 5-0.***

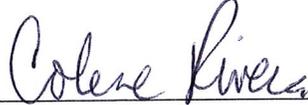
## **ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 10:46 a.m. by Chairman/Community Development Director Ed Williams

**APPROVED:**

  
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*Chairman, Ed Williams*

**ATTEST:**

  
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*DRC Recording Secretary, Colene Rivera*