



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES June 10, 2015

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, June 10, 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 10:00 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 Director of Operation 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, Planner Jessica Frye and Customer Service Representative Colene Rivera

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on May 27, 2015.

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

DRC BUSINESS

Agenda Item #3: Black Lake Preserve Park – Site Plan

Siplin Road – 14350
Royal Oak Homes, LLC

Rick Perkinson of Royal Oak Homes, LLC; applicant for the project was in attendance

for discussion. The following items were reviewed and discussed:

Prior to review of staff report, city staff requested the applicant explain the general plan of this project. Applicant explained that they thought they were covered under their construction plans and then found out that they needed to have a park plan. Overall the City staff explained that the project does not have enough recreation area for the project of this size. Applicant presented a playground concept for the south park area and then an open park plan for the north park area. Applicant inquired if that would be sufficient for the PUD plan? City staff stated that in the original PUD plan there had been more amenities in the area that were more suitable for a wider range of children such as dog waste receptacles, couple more park benches and mulch was of concern as well. City staff requested information of what are the general PD requirements for open space and active recreation area? A city staff member left the meeting to look up this requested information.

ENGINEERING

1. **Planning Department shall review and comment on setbacks, parking count, landscaping, buffers, signage, lighting, open space, etc. including all PUD and preliminary plat requirements for the recreation areas and amenities.** This was a general statement and applicant understood.
2. **The proposed plans are very minimal in what they are providing. The southeast park needs more amenities other than a large sodded lawn.** Applicant will continue to address and agreed to provide a dog waste station.
4. **Mulch paths will not be acceptable for both ADA and long-term maintenance reasons. Provide an ADA accessible surface (i.e. asphalt; concrete; aggregate surface; etc.)** City staff emphasized that paths will need to be an ADA accessible surface and applicant will provide details of materials they plan. Applicants stated that they plan to use a rubber mulch material that is compacted that meets the ADA requirements. City staff also reminded applicant that any play equipment will also need to meet ADA requirements.

City staff stated that applicants will need to provide additional play grounds/play sets to accommodate a variety of ages for children and also need to provide adult activity areas perhaps consider exercise stations along the concrete/asphalt walkway connecting the two small parks along the ponds. City staff later returned with the general info requested stating that a 20% recreational area is the general requirement but the minimum requirement of the Wekiva Study area Open Space is 25% and this is what the applicants will have to provide. City staff advised that applicant will need to provide more amenities for the project. Applicant will take this advice, go back and review and submit revised plans.

City staff let applicant know as information only that this project is up for Certification of Completion. If applicant can provide a reasonable cost estimate for the recreation amenities and can get a performance bond for 120%, the C of C can be conditionally approved.

Motion by City Engineer Miller to have the applicant revise and resubmit the Small Scale Site Plan, addressing all city staff conditions, for another full DRC review cycle. Building Official Jones, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

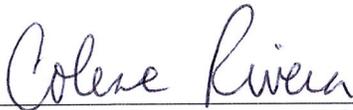
There being no more business to discuss, the meeting was adjourned at 10:11 a.m. by Chairman/Community Development Director Ed Williams.

APPROVED:



Chairman, Ed Williams

ATTEST:



DRC Recording Secretary, Colene Rivera