



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES October 14, 2015

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, October 14, 2015 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Manager Steve Pash called the meeting to order at 10:01 am. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairman/ Community Development Manager Steve Pash, City Engineer Art Miller, Building Official Mark Jones, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

Others: Assistant City Attorney Dan Langley, Planner Kelly Carson, Planner Jessica Frye and Customer Service Representative Colene Rivera.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on September 30, 2015.

Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Jones, the motion carried unanimously 4-0. (Assistant City Manager for Public Services Cochran was not in attendance of meeting during this vote.)

10:01 am Break in Meeting
10:02 am Meeting Resumed

DRC BUSINESS

Agenda Item #3: O'Reilly Auto Parts – SITE PLAN APPROVAL

Colonial Drive W - 13100
O'Reilly Automotive Stores, Inc.

Aubrey Hale of Cardno; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

4. The truck turning movements from SR 50 to the loading/unloading area show encroachment over the median and on-site curbs which is not acceptable. The City has spent a considerable amount of money on beautifying the medians on SR 50 and is responsible for their maintenance. Based on our experience, we have a concern that large trucks may cause damage to the median. A bond may be required to ensure that any damage to the medians will be guaranteed by the owner/applicant. The concern about the truck turning movement was discussed and explained to the applicant that according to the plans, it will not work. The city is not going to allow the current plan to continue as is and applicant will need to determine alternate route for deliveries. Applicant understood and will review for alternative solutions that will be acceptable. Discussed concern about unloading for the store and blocking parking spaces. Applicant explained that unloading would be done before or after hours and would not affect customer parking. City staff explained this location is near residential properties and would need to adhere to the city noise ordinance and loading would need to occur after 7:00 am and before 9:00 pm. Applicant understood and will convey to client.
6. Repeat comment: Provide cross access easement across the front drive aisle per the SR 50 overlay requirements. Response states this was provided, but we didn't see it on Sheet C6. City staff requested that applicant include all detail easements on the plans. They continued to explain that these easements will be public access and will need to be platted.
11. All dumpsters shall be enclosed and shall provide 10' minimum inside clearance each way. City staff explained that this is a standard comment. Applicant understood.

PLANNING

13. A minimum 6 foot wide concrete walkway is required from all right-of-ways, including Magnolia Street connecting customers to the primary entrance (Section 118-1451(I)). Applicant inquired about side yard setbacks for this project. City staff wanted to verify the code requirement and asked applicant to get with planner to determine these specifics after this meeting. The width of walkway was discussed and agreed that it could be 5 foot minimum to allow for landscaping and cross access, etc. Discussed fire code between buildings and required landscaping would be tight to maintain and determine the setbacks. Applicant will go back to client and discuss options.
14. The sign shown on the plans is on the neighboring lot. Please relocate the sign onto the O'Reilly property and provide a sign package. The sign package shall include a site plan showing the location of all signs, the elevations (with dimensions) of the monument sign, wall sign, and any proposed directional signs. City staff explained applicant will need to submit details and specifics for full sign package.
15. The C-2 Zoning District allows a maximum impervious surface area of 70 percent. The plans show that 71 percent of the property is covered. Please revise the plans to remove enough impervious surface to meet the zoning requirements. Applicant inquired about impervious area and discussed some options. City staff advised applicant to present concept information and city staff would review to consider. City staff also reminded applicant that they would need to have St. John's sign off on this plan as well.

10:17 am Assistant City Manager for Public Services Cochran arrived to meeting.

19. Landscaping

- a. **The landscaping along the front (West Colonial Drive) shall be designed on both sides of the pedestrian walkway.** City staff is requesting that the landscape area be widened. Applicant understood.
- b. **The landscaping adjacent to Magnolia Street does not meet the requirements of Section 118-1523. Both street frontages shall be designed to meet the frontage requirements.** City staff clarified buffer details.
- c. **The landscaping adjacent to the building requires 1 canopy tree every 50 linear feet.** Discussed and clarified landscaping in the island medians, buffer area and types of canopy trees/ understory trees. Also clarified that landscaping along the building and parking lot areas need to be included as well.

22. The elevations provided do not meet the West State Road 50 Overlay requirements.

The site is being developed with an access roadway and parking between the lots. Due to this design and the visibility of the building from West State Road 50, the west elevation shall be designed as a store front and match the design of the front of the building. The proposed elevations do not have enough architectural features.

Discussed the comment and explained that the applicant will need to dress up the blank brick walls. Discussed possible options of mansard style roof line, dressing up the parapet and city would allow faux finish windows and doors along the rear wall but not on the sides and front. Discussed need to have approximately 50% of glass and doors, etc. City staff requested that applicant provide building style concepts for consideration and review with city staff to help with determining what works best with the State Road 50 overlay and existing buildings, etc. Applicant understood.

Applicant discussed retaining wall and requirement from city to remove from plans. City staff gave further explanation regarding this. City is requiring that the wall be removed and the road be extended to the property line which would allow the landscaping along this side to be removed and a curb could possibly be installed at the end of the access drive. The elevation to adjoining property is only slightly different and can be tied in without the wall. Applicant will remove the wall from the plans. Applicant understood and will resubmit.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan addressing all city staff conditions for another full DRC review cycle. Building Official Jones, seconded; the motion carried unanimously 5-0.

Next steps were explained to the applicant. They will resubmit revised plans, these will be reviewed and staff comments will be sent out to applicant. Then the project will be placed on the next available DRC meeting. Applicant understood process and will comply.

10:26 am Break in Meeting
10:27 am Meeting Resumed

Agenda Item #4: RD Keene Property – PRELIMINARY PLAT APPROVAL

Colonial Drive W - 13100
Littlejohn Engineering Assoc.

Garrett George; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

3. Are any drainage easements required or will each site have its own outfall to the FDOT system? Applicant explained that there will be no drainage easements and each site will have its own drainage connection.
6. A Boundary Survey is required for the final plat. This was explained that is a Chapter 177 requirement and city staff will double check that this has not already been submitted. If city staff doesn't have it, applicant will provide.
7. City Attorney shall review and approve the Dedication, HOA/CCR's, and Surveyors Notes for maintenance responsibilities (i.e. lift station; shared utilities; etc.). City staff explained that since this is shared there will need to be something in writing between the parties regarding maintenance responsibilities. Applicant understood and will comply.

PLANNING

13. The proposed lots do not have access easements across the front of the property as required by code. Please provide the required access easements on the face of the plat across the entire northern portion of the property. This will provide Lot 1 with access to West Colonial Drive and meet code requirements to provide cross access to the neighboring properties. Applicant understood the need for cross access and easement on the plat and not as separate documents. Applicant will coordinate with other project to include the details on the resubmittal plans.

Motion by City Engineer Miller to have the applicant revise and resubmit the Preliminary Plat addressing all city staff conditions for another full DRC review cycle. Assistant City Manager for Public Services Cochran, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:29 a.m. by Chairman/Community Development Manager Steve Pash

APPROVED:

ATTEST:



Chairman, Steve Pash



DRC Recording Secretary, Colene Rivera