



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES January 20, 2016

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, January 20, 2016 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/ Community Development Director Steve Pash called the meeting to order at 9:59 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairman/ Community Development Director Steve Pash, City Engineer Art Miller and Building Official Mark Jones

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Planning Consultant Ed Williams, Planner Kelly Carson, 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 January 6, 2016.

Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Jones, the motion carried unanimously 3-0.

DRC BUSINESS

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

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

Applicants did not show up for today's scheduled Development Review Committee Meeting. This item was tabled until further notice.

9:59 am Break in Meeting
10:04 am Meeting Resumed

Agenda Item #4: Waterside on John's Lake Phase 2 – FINAL PLAT

Marsh Road - 17001

Dewberry

Bobby Johnson of Dewberry, Milton Andrade of CalAtlantic, Travis Rentz and Bill Donley of Dewberry, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

4. **References to Standard Pacific on all documents shall be changed to CalAtlantic.** Applicants discussed this and explained that the property will remain under Standard Pacific name and will not be changed anytime in the near future. City staff asked for clarification as some other projects has changed over to new company name. Applicants explained that there are other projects that this may be the case but this one will remain under Standard Pacific. City Attorney requested applicants to provide an updated title search. Applicants will comply.
8. **Plat Note 16 needs to be reviewed by the City Attorney – this is not the City's standard language. The HOA will not be allowed to have anything other than grass within this easement.** This comment was discussed and confirmed that this is Plat Note 15. The city staff expressed concern about the wording that the applicants wish to propose in the plat. After discussion regarding easements, drainage, landscaping and hardscape within tracts E & F, city staff requested that applicants draft a revised plat note and city would review it for consideration.
9. **Performance Bond: The improvements are not completed. A Performance bond or letter of credit in the amount of 120% of the cost of all incomplete improvements shall be provided to the City, based on the Design Engineer's certification and executed construction contract (final pay application). Performance Bond/LOC amount shall include cost of street lighting from Duke Energy (if not already installed); street and regulatory signs, required landscaping, walls, amenities, etc. City Attorney shall approve the form of the bond or letter of credit prior to final plat recording. Final plat will not be forwarded to the City Commission for approval without performance bond (unless C of C has been issued).** City staff requested that applicants verify this info and either confirm or provide updated info.
The Design Engineer has provided a certified breakdown of construction cost for this phase. Based on that certification of \$2,487,973.29, a performance bond (rider) has been submitted in the amount of \$2,985,567.95, with a completion date of June 30, 2016 (which may need to be revised - Bond #0193321). City staff brought this expiration date to the applicant's attention and requested that they confirm the amounts and either address or extend as needed.

PUBLIC SERVICES

19. **There appears to be SS sewer in the middle of the streets on Ocean Hill Drive, Harbor Oak Parkway, Tradewind Point and the alleys. The lines are not marked however, if**

applicants understood this needs to be addressed.

PLANNING

6. **The utility and grading plan does not currently reflect the proposed park plan, will the utilities/grading be impacted with the added amenities?** This comment was discussed and applicant confirmed that the park plan will not be impacted with the added amenities.
7. **Will the second playground have a canopy as well?** Applicant stated that the playground will have a canopy.
8. **What is the decorative fence type, vinyl, aluminum, wood, etc.?** Applicant stated that the project will have a decorative aluminum picket style fence.
9. **The drainage along the front wall of the subdivision (Northwest Corner) is not functioning. This area need to be repaired so the grass/landscaping does not die. Please submit plans that show how this will be repaired.** City staff discussed this comment and explained that the drainage needs to be addressed. This needs to be fixed immediately and applicant understood. Applicants will submit plans for city staff review.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan addressing all City Staff conditions for staff review only. Building Official Jones, seconded; the motion carried unanimously 3-0.

ADJOURNMENT

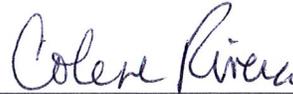
There being no more business to discuss, the meeting was adjourned at 10:42 a.m. by Chairman/ Community Development Director Steve Pash.

APPROVED:



Chairman, Steve Pash

ATTEST:



DRC Recording Secretary, Colene Rivera