WINTER GARDEN

CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
March 30, 2016

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, March 30, 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 10:01 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, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran.

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, City Development Consultant Ed Williams, Planner Kelly Carson, and Customer Service Representative Colene Rivera.

ABSENT
Voting Members: Building Official Mark Jones

APPROVAL OF MINUTES

Agenda Item #2:
Approval of minutes from regular meeting held on March 16, 2016.

Motion by City Engineer Miller to approve the above minutes. Seconded by City Development Consultant Williams on behalf of Building Official Jones, the motion carried unanimously 3-0. (Economic Development Director Gerhartz and Assistant City Manager for Public Services Cochran were not present at the meeting during this vote.)

DRC BUSINESS

Agenda Item #3: Culvers – SITE PLAN
Colonial Drive W - 13649
Coleman Family Enterprises, LLC

Brent Lenzen of Kimley-Horn and Randy Hodge of Intram Investments, applicants for the project were in attendance for discussion. Tom Dozier of Schmid Construction was seated in the audience. The following items were reviewed and discussed:

ENGINEERING

3. ***Confirm that a fire service is needed for the Culver's site. Buildings 6,000 s.f. and greater require fire sprinklers unless the owner/tenant requires otherwise.*** Applicants explained that this is an architectural requirement from the franchise's corporate office requiring a fire service for this project. City staff explained that this is up to developer but it is not a requirement of the city. It is at the applicant's discretion. Applicants understood.

7. ***Permit from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES. (These should all be covered, but please confirm.)*** This comment was discussed and applicants clarified that they are seeking a permit modification for this project. This is in progress and applicants will submit to the city once they have it.

10:03 am *Economic Development Director Gerhartz arrived late to meeting.*

PLANNING

10. ***Deliveries – Please provide truck turning movements to verify the movements throughout the site.*** This comment was discussed and clarified. Applicants understood and will provide details based on size of truck that will be making the deliveries.

11. ***Parking – The minimum required parking for restaurants is 1 space per 4 seats and 1 space per 3 employees. Please provide details so the required parking can be determined.*** Applicants explained that there will be 123 seats in the restaurant which will require 31 parking spaces and then no more than 12 employees which will require another 4 spaces and applicants are planning on having a total of 41 parking spaces. Also discussed shared parking spaces. Applicants explained that they will have a declaration providing cross access, cross parking and cross utility lines excluding Wawa.

13. ***Dumpster Enclosure – Please provide details of the proposed dumpster enclosure that are consistent with Section 118-1529 of the City Code.*** Applicants will provide details in next submittal.

14. ***Section 118-1451 of the City Code requires a pedestrian connection from the sidewalk on West Colonial Drive to the restaurant. This section also requires that a bench, bicycle rack, and trash can be installed at the entrance to the building. Please provide this connection, bench, bicycle rack, and trash can.*** City Staff explained this comment and applicants understood. They will comply and submit these details with their next revision.

15. ***Lighting – A photometric plan was not submitted with these plans. However, a photometric plan was submitted with another site plan for this development site and the plans do not meet dark sky requirements. Please submit a photometric plan consistent with Chapter 118, Division 4 of the City Code.*** Applicants are being requested to submit photometric overall plans with each project submittal.

10:07 am *Assistant City Manager for Public Services Cochran arrived late to meeting.*

19. ***Landscaping – This property is located in the West State Road 50 Overlay and shall follow the requirements of the overlay as outlined in Chapter 118 of the City Code.***

    a. ***Minimum 10 foot wide landscaped area around the building consistent with Table 3.4.1. Shrubs and Ground Cover shall comprise at least 50% of the landscaped area. A 5 foot wide sidewalk may be in this buffer.*** Discussed adding planters and along property lines, etc. to add landscaping pervious areas to meet these requirements. City staff explained that the entire area needs to be landscaped not just the perimeter to break up the parking lot area. Overall landscaping and parking lot area landscaping was discussed. Applicants understood and will revise.

FIRE

Applicants had questions pertaining to fire comments. Applicants were directed to contact Fire Inspector Vicky Rutherford directly with questions and concerns. Applicants understood.

22. ***Any commercial building over 6000 Sq. Ft shall be provided with a Fire Sprinkler System and a monitored Fire Alarm System.***

23. ***Fire Department Connections shall be a minimum of 40 ft. off the building. Fire Hydrants shall be no more than 150 ft. away from Fire Dept. Connections. Both FDC's and hydrants shall be on the same side of the road or driveway. FDC's shall be stand alone off the backflow.***

24. ***Fire Lanes shall be established around Fire Dept. Connections.***

25. ***Where Point of Service is established by the engineer of record, one set of shop drawings and CD in PDF format shall be required to be submitted to the building department for fire permitting purposes by licensed underground contractors with a Class V license.***

City staff inquired if applicants had color elevations for this project? Applicants discussed this and will include in packet with next submittal.

Motion by City Engineer Miller to have the applicants revise and resubmit the Site Plan addressing all city staff conditions for staff review only. Assistant City Manager for Public Services Cochran seconded; the motion carried unanimously 4-0.

Agenda Item #4: Dillard & 50 Medical Plaza – SITE PLAN
Colonial Drive W - 13575
50 at Dillard, LLC

Brent Lenzen of Kimley-Horn and Randy Hodge of Intram Investments, applicants for the project were in attendance for discussion. Tom Dozier of Schmid Construction was seated in the audience. The following items were reviewed and discussed:

ENGINEERING

3. ***Verify all utilities shown including fire service to the building(s), etc. Coordinate with Public Services Utilities.*** This comment was discussed and clarified to verify meters, meter

sizes and connections, etc. Applicants understood and will include details in revised submittal.

4. ***Previous utility impact fee credits were based on (3) 1" irrigation meters and (3) 2" potable meters. Verify that the meters shown as proposed were covered by the previous calculation. Fire services?*** Applicants are being asked to verify meter details and include this information on the plans.

5. ***The parking layout shows the angle parking at 20' perpendicular to the curb; this does not yield a 20 deep parking stall at the angle – revise.*** Applicants will need to provide detail for the parking space and curb, etc. Applicants understood and will comply.

PLANNING

16. ***Lighting – The photometric plan submitted shows that the lighting on the north side of the property near the dumpster is too bright. Please revise plans to meet darks sky requirements and prevent light from encroaching onto neighboring properties.*** This topic was discussed in agenda item #3 Engineering comment #15. Applicants will provide the details in the resubmittal.

18. ***Section 118-1451 of the city Code required a pedestrian connection throughout the development site. This section also required that a bench, bicycle rack, and trash can be installed at the entrance to the building. Please provide this connection, bench, bicycle rack and trash can.*** These items were discussed and applicant will include these details.

21. ***Landscaping – This property is located in the West State Road 50 Overlay and shall follow the requirements of the overlay as outlined in Chapter 118 of the City Code.***

    a. ***Minimum 10 foot wide landscaped area around the building consistent with Table 3.4.1. is required. Shrubs and Ground Cover shall comprise at least 50% of the landscaped area. A 5 foot wide sidewalk may be in this buffer.***

    b. ***Minimum 5 foot wide landscape buffer is required between parcels. Please provide a 5 foot wide landscaped buffer on the east side consistent with Table 3.4.2.***

        i. ***1 Canopy tree shall be provided every 50 linear feet. These trees shall be 3" caliper and 12' tall.***

        ii. ***A 3 foot tall hedge shall be installed along the entire landscape tract. The hedge shall be 3' tall at planting and planted 36 inches on center (Walters Viburnum is suggested to stay consistent with the City landscaping of the medians on State Road 50).***

    c. ***Parking Lot Landscaping:***

        i. ***1 Canopy tree shall be provided in each island. Please replace the Sabal***

This topic was discussed in agenda item #3 Planning comment #19. Applicants understood and will address.

City staff inquired about DOT permit status? Applicants gave an update and will include the traffic study with submittal. Applicants stated that they were very clear how many entrances

were eliminated from this corner with this project. Applicants stated they plan to follow up in an email with what the changes will be and hopefully simplify and expedite the DOT permit review process.

Motion by City Engineer Miller to have the applicant revise and resubmit the Site Plan addressing all city staff conditions for staff review only. Economic Development Director Gerhartz seconded; the motion carried unanimously 4-0.

10:20 am Break in Meeting
10:21 am Meeting Resumed

Agenda Item #5: Premer Property – UVPUD REZONING
Marsh Road – 16846, 17000 & 17166
Poulos and Bennett

Bill Maki of Daly Design Group, Bennett S. Ruedas of K. Hovnanian Homes, Lance Bennett of Poulos and Bennett, Heather Himes of Akerman LLP and Bobby Wanas of Poulos and Bennett, applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

The applicants stated they had received a copy of the staff report and did not have any further questions or concerns regarding the comments. City staff mentioned the possibility of having the lakefront lots be part of a taxing district with other properties that abut Lake Avalon. City staff inquired if applicants would agree to a condition to have this occur prior to selling the lots. Applicants stated they would need to get the details and evaluate it but they are open to this option.

Also, discussed was the fair share payment for the water and sewer lines during the roadway expansion project. City staff stated that they would get the details to the applicants once the final calculations are determined. Rough estimated costs were discussed so the applicants would have a range of expected costs.

Various timeline details for approvals and meeting dates were discussed.

Motion by City Engineer Miller to recommend the Urban Village Planned Unit Development be placed on the next Planning & Zoning Board, provided the applicants resubmit revised plans addressing all City Staff conditions to the Planning and Zoning Department at least two weeks prior to the May 2, 2016 P&Z Board meeting. Assistant City Manager for Public Services Cochran, seconded; the motion carried unanimously 4-0.

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:

Chairman, Steve Pash

ATTEST:

DRC Recording Secretary, Colene Rivera