



**CITY OF WINTER GARDEN  
DEVELOPMENT REVIEW COMMITTEE  
MINUTES  
August 24, 2016**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 24, 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:** Assistant City Attorney Dan Langley, City Development Consultant Ed Williams, Urban Designer Kelly Carson, Planner Jessica Frye and Customer Service Representative Colene Rivera.

**ABSENT**

**Voting Members:** Interim Building Official Skip Nemecek

**APPROVAL OF MINUTES**

**Agenda Item #2:**

Approval of minutes from regular meeting held on August 17, 2016.

*Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant City Manager for Public Services Cochran, the motion carried unanimously 4-0.*

**DRC BUSINESS**

**Agenda Item #3: Heritage at Plant Street – PUD Zoning**

Plant Street E – 605 and Newell Street E - 290

M.I. Homes of Orlando, LLC

Eric Sergi of M.I. Homes of Orlando, LLC, David Brown of M.I. Homes of Orlando, LLC, Daniel Kaiser of M.I. Homes of Orlando, LLC and Chad Moorhead of Madden, Moorhead & Stokes, Inc.; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

## ENGINEERING

2. Tract Table: indicate the entity that will own, operate, and maintain the tracts. Alleys shall be owned and maintained by the HOA. Please identify the party responsible to own, operate and maintain the Retention Tracts J and O on the Tract Table on TD-1. Applicants stated that the HOA will be responsible for retention tracts, etc. and will amend the tract table accordingly.
3. 5 foot wide side building setbacks will only be allowed provided that no obstructions of any kind are allowed within the 5 foot setback area. 5 foot wide drainage and utility easements on side and rear lot lines and 10' drainage, utility & sidewalk encroachment easement are required. Verify with Planning that the setbacks (rear, etc.) shown for Single Family are consistent/clear. Applicants will address.
6. Library drainage shall be accommodated and shall include the necessary easements, etc. SJRWMD permit modification required. It is not clear how Tract "J" will discharge in overflow situations. Please show a connection to Tract "O" for high water level overflow. Applicants stated that the ponds will act as one pond; final engineering plans will address.
11. At the entrance sections 901 & 902, the west side sidewalk is off-set into the utility easement and not located in the R/W. Why? Applicants will provide an explanation in response letter and will cleanup details on the plans.
15. Provide traffic study methodology for review by the City's transportation consultant. Accel and/or decel lanes may be required on Plant Street. Coordinate with Planning Department. Applicants explained and will provide the details.
16. Preliminary Geotechnical Report provided. More detailed soil borings in roadway and pond are required to be submitted with Final Engineering. Phase 1 Environmental Site Assessment provided but only evaluated the potential for obvious environmental concerns from activities on or near the site. Endangered/threatened species or wetlands were not addressed. This comment was confirmed that it will be addressed with final engineering plans.
17. All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance. Please show easement widths on Typical Section 904 and 905 in Tract M for water, sewer and storm piping. Applicants stated that they intend as a utility and drainage easement.
18. Utilities: Minimum 8" potable water (internal), 8" reuse water and minimum 6" sanitary force main are required. The 8 inch water main feeding the townhomes is required to be looped and not ending on the east and west with a valve and blow-off. Applicants will comply.

## PLANNING

**22. REPEAT COMMENT: In general, the plans submitted do not provide enough information for PUD approval. Please provide the following in your next submittal:**

- a. **Notes on building and subdivision architectural standards. Please be more specific about proposed styles, standards for side & rear elevations, required number & size of porches, same-unit separation requirements, etc.** Discussion took place regarding applicants needing to provide more variation to exterior home styles other than just color and material changes. City staff advised applicants that they will need to look at rooflines, roofing material, window styles, front porches, door styles, etc. to create variations especially for the single story home since applicants are only offering one floor plan. Applicants are planning to offer (1) floor plan as a single story option with approximately 1604 square feet and (3) two-story floor plan options with either 1900 or 2364 square feet. It was determined best to conduct an off-site meeting with applicant's designer to discuss direction on the style and possible options in varying the exterior looks that are being offered.
- c. **Four sided color elevations of all homes and townhomes. Only a few single-family models' front elevations were submitted in color.** Applicants provided Exhibit A with various floor plans and exterior design options in the meeting for review by staff.

**23. Architectural Elevations:**

- b. **In general, Staff believes that the proposed single family residential elevations are too similar- the massing is almost exactly the same. Please provide more architectural variation among units.** Similar response as staff comment 22a.
- c. **City Staff does not support the home models with garages that project beyond the front face of the building. Either the front face of the building or a covered front porch must project a minimum of 5' beyond the front face of the garage. The front setback may be reduced to 15' if a min. 5' deep covered porch is provided. Please revise the elevations and include this information as part of the architectural standards on the plans.** City staff discussed allowances for front porches in the easement but not for garage setbacks. Applicants will review options.

**24. If the houses are built to the proposed maximum 5' side & rear setbacks, where will the outdoor equipment be located? Outdoor equipment such as A/C units are not permitted to be placed in easements. Please advise.** City staff inquired where the applicants plan to locate the A/C unit and possible propane tanks on the lots? Applicants stated that these will be designed to go in the back of the home, which may require increasing the rear setbacks for many of the lots.

**25. Given the lot sizes, house footprints, impervious ratios, and requested setbacks, none of the SFR units will be able to have pools and most of them won't be able to have decks or other accessory structures. Please note this on the plans.** Applicants understood and will include details in plans and CCR documents.

**26. As mentioned at the previous DRC, the applicant is required to pay for the undergrounding of the overhead utility lines along E Plant Street.** Applicants stated that they would comply.

**PUBLIC SERVICES**

31. **Reuse water is required in all new subdivisions according to the City's St. John's River Water Management District permit. At this time, reuse water is not available in this area; however, it is required by the permit and will be available in the future.** Applicants explained this process and their thinking behind the proposed reclaimed water use from the on-site retention pond. City staff was unclear on how this concept will work and tie into the City's reuse water system. It was determined to set up a side bar meeting with applicants, city staff, St. John River Water Management District and FDEP to discuss this concept and how best to approach this idea.

City staff questioned applicants how they are planning to address the concern about exiting traffic flow out of the development onto Plant Street? There will be 93 units total for this project. City staff inquired that when there is possibly of up to 100-150 cars trying to exit the subdivision between 8:00 am – 9:30 am on weekdays, there is a traffic concern when cars are attempting to turn east onto Plant Street during peak timeframes. The applicant's response for this statement was waiting to see what the outcome of the traffic study shows.

*Motion by City Engineer Miler to have the applicants revise and resubmit the Planned Unit Development addressing all city staff comments and conditions, subject to off-line meetings for building elevations/designs, and using stormwater ponds for irrigation, for another full DRC review cycle. Assistant City Manager for Public Services Cochran seconded; the motion carried unanimously 4-0.*

**ADJOURNMENT**

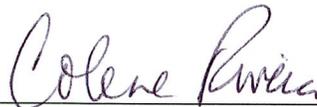
There being no more business to discuss, the meeting was adjourned at 10:48 a.m. by Chairman/ Community Development Manager Steve Pash.

**APPROVED:**

**ATTEST:**



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Chairman, Steve Pash

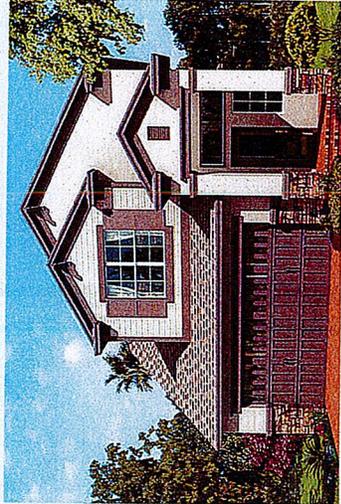


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DRC Recording Secretary, Colene Rivera

# The Amhurst



Elevation C shown with optional stone.



Elevation D

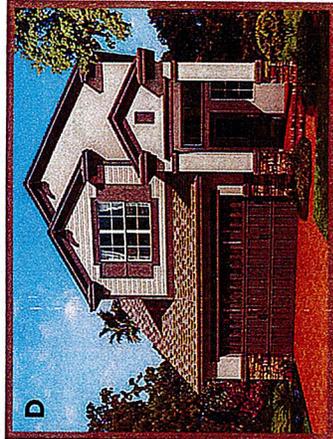
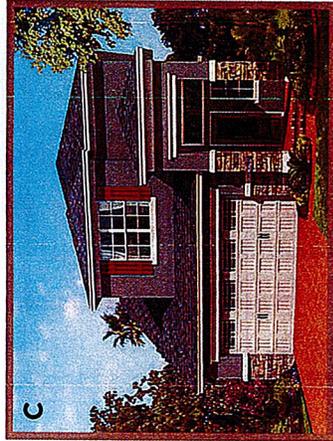
**M/I HOMES**  
MOVE UP  
[mihomes.com](http://mihomes.com)



# Randal Park • In the Lake Nona Area

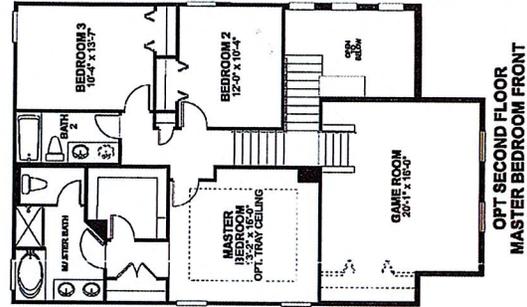
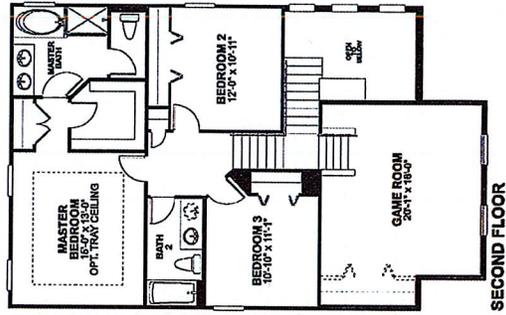
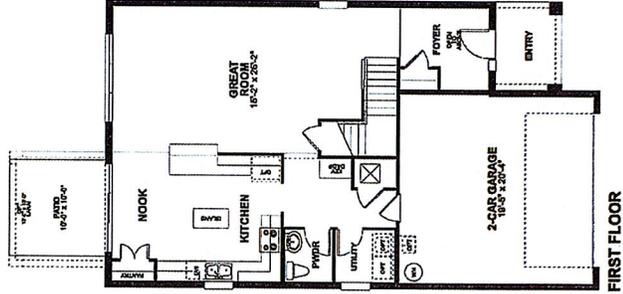
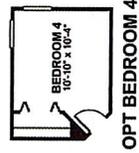
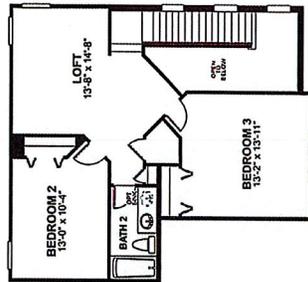
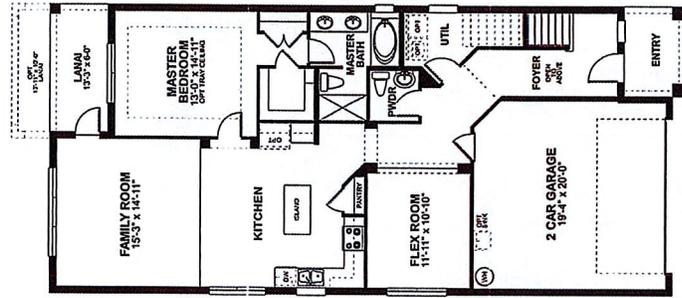
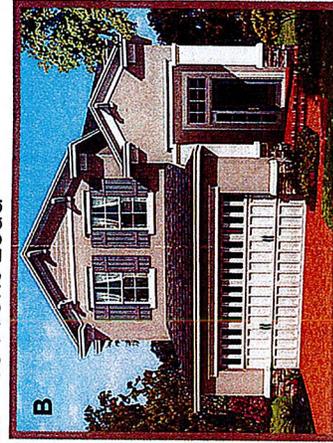
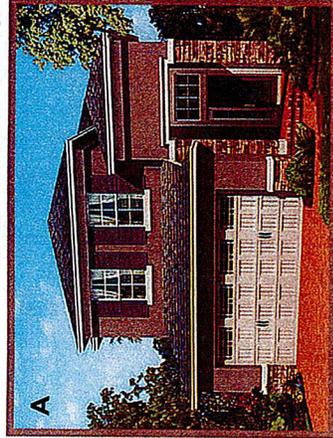
2137

Amhurst-40' Front Load



2178

Norwood II-40' Front Load



FIRST FLOOR

SECOND FLOOR

OPT SECOND FLOOR FRONT  
MASTER BEDROOM FRONT



\*See site visit conditions, approvals and credits. Use reviews the right to require change and/or substitute product.





# Bedford - 40' Front Load 2448

