



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES September 21, 2016

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, September 21, 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 9:58 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, Building Official Skip Nemecek, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran.

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Director of Operations for Public Services Rich Fasano, City Development Consultant Ed Williams, Urban Designer 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 14, 2016.

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

DRC BUSINESS

Agenda Item #3: Heritage at Plant Street – Planned Unit Development

Plant Street E - 605

M.I. Homes or Orlando, LLC

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

ENGINEERING

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 adjacent to rights-of-way. Applicants inquired about lots 44 & 45, these two lots are not within the standard of 5 foot wide rear drainage easement setbacks due to HOA homeowners track. Applicants were requesting "leeway" with these two lots. Applicants do have a detail for these two lots on the plans. After discussion, it was determined that these two lots would be handled during the pre-plat phase of project.
10. Typical sections shall comply with City standards and include the following: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required (or Miami curb – not valley gutter); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and sidewalk easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities (see City Standard Details available on-line at cwgdn.com). If requested by the Developer, 1" of asphalt can be installed prior to C of C, and the second lift of 1" can be installed after home construction, if covered by a bond or letter of credit. Applicants acknowledged this comment and inquired about the two layers of asphalt process. It was clarified.

Assistant City Manager for Public Services Cochran arrived late at 9:02 am

13. Informational: Final plans and drainage calculations shall show the maximum impervious surface allowed on each lot, based on the approved SJRWMD permit. In any case however, this cannot exceed 65% ISR for single family per the PUD zoning, but must be supported by the approved St. Johns calculations/permit. Impervious area was discussed and staff gave a review of requirements. Applicants have four different plans and are good with 65% impervious area for three of four plans but the largest plan is slightly over this requirement. After back and forth discussions, it was determined that applicants will need to stick to no more than 3470 square feet covered per lot. Discussed per lot no more than 65% per lot per city code. The applicants will have to restrict what they sell per lot based on impervious surface requirements stating no pools, no patios, no lanai, no sheds, no decks or no pavers per impervious surface limitations. Applicants understood and will comply.

Director of Economic Development Gerhartz arrived late at 9:07 am

PLANNING

23. Note: The rear and side elevations must have the same façade features as the front. In addition, two versions of the same single family house model may not be located next to and/or directly across the street from one another. This comment was discussed that applicants will need to provide landscaping and architectural details on rear and side elevations of homes in the development.

STANDARD GENERAL CONDITIONS

32. Final engineered plans shall be submitted, reviewed and approved by the City prior to construction. Approval by the Planning & Zoning Board (Re-zoning; Pre-plat) and City Commission will be required prior to issuance of site or building permit(s). Applicants requested clarification regarding Board approvals for various submittals. Final Engineering plans will go through Planning and Zoning Board approval for Re-Zoning and Pre-Plat; City Commission approval for Final Plat and PUD. City Commission approvals require two readings. Applicants understood.

City staff advised applicants of hours of operation for construction and signage issues as being

- Mondays through Fridays 7:00 am – 9:00 pm
- Saturdays 9:00 am – 9:00 pm with no work on Sundays or holidays

Some signage issues were also briefly discussed. Applicants understood and will comply.

Motion by City Engineer Miller to recommend approval that the Planned Unit Development for zoning go to the Planning and Zoning Board with staff conditions to be placed on the next available Planning and Zoning Board agenda, which is scheduled for Monday, October 3, 2016. 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 10:12 a.m. by Chairman/ Community Development Manager Steve Pash.

APPROVED:

ATTEST:



Chairman, Steve Pash



DRC Recording Secretary, Colene Rivera