



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
January 4, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, January 4, 2023 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:30 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairperson/Planning Director Kelly Carson, City Engineer Jim Monahan, Building Official Skip Nemecek, and Assistant City Manager for Public Services Steve Pash.

Others: Rob Heaviside, Senior Engineer; Shane Friedman, Senior Planner; Amber McDonald, Planner I and Ellen King, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

Others: City Attorney, Dan Langley; and City Engineering Consultant, Art Miller

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on December 21, 2022.

Motion by Assistant City Manager for Public Services Steve Pash, to approve the above minutes. Seconded by Building Official Nemecek; the motion carried unanimously 4-0.

DRC BUSINESS

Agenda Item #3: Tucker Oaks Office Park Ph.1 – SITE PLAN APPROVAL

Tucker Oaks Blvd -
Central Florida Total Health Care, Inc.

Greg Crawford, Florida Engineering Group, Inc.; representative for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

1. **If parcels are to be sold off separately, now or in the future, then platting will be required providing easements for drainage, utilities, parking and cross access. Previous response states that the project will be a condominium – separate review of the condo plat will be required per City Code.** Applicant requested the review status of the Declaration of Condo Docs, and questioned if it was going to hold up site plan approval? City Engineer will look into it and get back to applicant.
2. **Repeat comment: A bald eagle's nest is located on this property. Required protection zones (330' & 660' radii) have now been shown. See USFWS permit that has conditions on activities within these areas.** Applicant has a permit waiver that allows work up to 25 feet. An extra sheet will be added to the plans to include permit information or conditions.
7. **Any new water, sewer, or irrigation connections are required to pay utility impact fees, to be paid prior to issuance of site or building permits or execution of FDEP permits. The plans currently show five 1" potable meters. Assuming (5) 1" potable meter and a 2" irrigation meter the following impact fees will be due:**

<u>1" Potable water meter</u>	<u>5 ea. @ \$2,715.00 = \$13,575.00</u>
<u>Wastewater for 1" meter</u>	<u>5 ea. @ \$4,418.00 = \$22,090.00</u>
<u>2" Irrigation meter</u>	<u>1 ea. @ \$8,688.00 = \$8,688.00</u>
	<u>TOTAL = \$44,353.00</u>

(does not include connection/installation fee or additional future meters – see below)

Applicant understood.

11. **Permit or modification from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES.** Applicant understood.
13. **Streetlighting, both internally and on all street frontages (including SR 50), is required pursuant to City Code – dark skies lighting is required. A photometric plan has been submitted for review by the Planning Department.** Discussion was had regarding lighting on SR 50. Applicant to work with Duke Energy on the lighting, and provide a letter or email to the City that they are working with Duke.

PLANNING COMMENTS

18. **Repeat Comment: Four-sided color elevations of all proposed buildings is required. All building elevations must meet the Chapter 118, Article IX. – WEST STATE ROAD 50 OVERLAY COMMERCIAL DEVELOPMENT STANDARDS.**
If the applicant cannot provide elevations for this review, it will be the recommendation of Staff that the applicant rezone the property to a Planned Commercial Development (PCD), so that design guidelines can be implemented throughout the phasing.
***A revision to the medical building elevations were provided, however there are still no elevations for the rest of the phased project as stated in the response to comments.**
Applicant will talk to the owner, and understands the elevations are needed and to make them close to consistent not identical.
19. **Please provide the USFWS permit within the construction plans. The provisions should be its own sheet.** Applicant understood.

- 20. **All perimeter landscaping will be installed with Phase 1. This includes landscape buffers along Tucker Oaks Blvd and West Colonial Drive. This will become a condition of approval.** Applicant understood.
- 21. **A community meeting will be required. This has been scheduled for January 11, 2023.** Applicant understood.
- 22. **Note: Signs are permitted separately. All signage shall adhere to City Code Chapter 102 – Signs.** Applicant understood.

Motion by City Engineer Monahan to have the application revise and resubmit the site plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:38 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/s/

/s/

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #4: Amber Grove – PROJECT FEASIBILITY

Amber Sweet Lane - 17310

Amber Sweet Lane Developments LP

Tim Schutz of Timothy W Schutz PE; Robert Miller of R Miller Architecture Inc; David Miller of R Miller Architecture Inc; Jason Mauer of Amber Sweet Lane Development LP; and Ali Hakim of Amber Sweet Lane Development, LP; representatives for the project, attended for discussion only.