



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
April 28, 2021

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, April 28, 2021 in the Planning & Zoning conference room.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Steve Pash called the meeting to order at 9:28 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairman/Community Development Director Steve Pash, City Engineer Jim Monahan, Building Official Skip Nemecek, and Assistant City Manager for Public Services Jon Williams.

Others: Dan Langley, Assistant City Attorney; Art Miller, City Engineering Consultant; Rob Heaviside, Senior Engineer; Kelly Carson, Urban Designer; Shane Friedman, Senior Planner and Edlyn Gonzalez, CSR.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on April 14, 2021.

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

DRC BUSINESS

Agenda Item #3: West Crown Point Warehouse – Site Plan

West Crown Point Road N – 198 & 175
RCE Consultants, LLC

Larry Poliner; representative for the project was in attendance for discussion. The

following items were reviewed and discussed:

Engineering

1. General Requirements (note on plans):

f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not HDPE or N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website). Staff informed applicant that Class 2 bedding is now permitted for commercial projects. Applicant is to add a note to the resubmittal to reflect this permitted change.

5. Sheet C-5.0 – Paving, Grading & Drainage Plan:

e. The plan shows an underground exfiltration system. Provide geotechnical report to support this design – this area has a high water table considering the adjacent wetlands and soils. At this time, Staff will not support this type of stormwater treatment. Applicant will provide details in report as well as plans.

7. Sheet C-7.3 – Geotechnical Data:

a. Provide full soils report from Yovaish Engineering for the site. The soil borings note peat (muck) and organics as well as a high estimated seasonal water table that is not conducive to an underground exfiltration system. Applicant will provide details in report as well as plans.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for another full DRC review cycle. Building Official Nemecek seconded; the motion carried unanimously 4-0.

Agenda Item #4: Till Insurance Group Building – Site Plan

Daniels Road - 1620

Klima Weeks Civil Engineering, Inc.

Selby Weeks, Eric Hill, Rene A, Anthony Harmon, and Shannon Till; representatives for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

1. General Requirements:

e. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not HDPE; N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website). Staff reiterated specific requirements including Class 1 bedding & HP polypropylene.

PLANNING COMMENTS

15. Please provide some type of glazing or spandrel glass along the eastern elevation. The State Farm corner unit is suitable, however the rest of the façade is lacking fenestration. Staff reiterated the front façade must face Daniels Road. Applicant will send updated

elevations with the resubmittal.

- 16. Sheet L1: The 15' landscape buffer needs to be added to the Daniels Road frontage. This should include shrubs, ground cover, and understory trees, and adhere to Chapter 118, Article X.** Applicant received confirmation that landscaping needs to be added as a buffer and Staff will work with the applicant regarding trees due to existing utilities on site.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for staff review. Assistant City Manager for Public Services Williams, seconded; the motion carried unanimously 4-0.

Agenda Item #5: Miller Street Expansion – Site Plan

Miller Street E – 32

Oak Tree Construction, LLC

The representative for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

- 11. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. Provide a photometric plan to be submitted for review by the Planning Department.** Applicant received clarification that the photometric plan is for site lighting rather than street lighting.

PLANNING

- 12. Please provide a min. 5' sidewalk along E Miller St and S Woodland St.** Applicant confirmed that a sidewalk is required.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for staff review. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

Agenda Item #6: Lakeview Village Estates – Planned Unit Development

Lakeview Avenue S – 616-634

Florida Engineering Group, Inc.

Carl Jacobs, Christopher Mills and Bill Hockensmith; representatives for the project were in attendance for discussion. The following items were reviewed and discussed:

PLANNING COMMENTS

- 20. A Community Meeting is required. Staff shall coordinate with the applicant on potential dates in the next 2-3 weeks or so.** Staff confirmed the project is ready for a community meeting to be scheduled.
- 23. REPEAT COMMENT: Please provide a crosswalk and sidewalk ramp connecting the sidewalk between the two townhome buildings and the central green space.** Applicant received clarification.

27. *Lots 24-26 appear to be deep enough for a detached garage in the rear of the lot. The houses could then be pushed up closer to the road, which would be more in line with the overall "TND" style of the neighborhood, and may create more backyard space rather than an oversized front yard.* Staff suggested potential rear loading garages.
29. *REPEAT COMMENT: More info is required regarding site development data like open space, active recreation, setbacks for the various lot conditions, ISR, max. height, min. home square footages, etc.* Applicant received clarification on the details required and the difference between passive and active recreation space.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Planned Unit Development for staff review. Assistant City Manager for Public Services Williams, seconded; the motion carried unanimously 4-0.

Agenda Item #7: Mainstreet PCD – Planned Commercial Development

Colonial Drive W – 12950 & 12962 and Magnolia Street - 648
Highland Engineering, Inc.

Jeff Banker and Paul Rountree; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

8. *Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. A photometric plan shall be provided for review by the Planning Department.* Applicant will coordinate with Duke Energy for street lighting on 9th street.
11. *Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.* Applicant stated in order to meet the required five-foot sidewalk on 9th street; they will need to include a curb due to limited space on site.

PLANNING COMMENTS

17. *A community meeting is required.* Community meeting to be scheduled at a future date.
19. *The parcel dimensions for 648 Magnolia Street in these plans do not match what is shown on the Property Appraiser website. Are you excluding the area that is part of the drainage easement? Is this proposed to be a separate parcel? Is this being excluded from annexation?* Parcel dimensions clarified between staff and applicant.
22. *Landscape:*
- b. *Side or rear buffers adjoining residential parcels shall also require a six-foot masonry wall in addition to the minimum ten-foot wide landscape buffer requirement. The wall shall be constructed from decorative "split face" concrete masonry, "Norman" brick or standard concrete masonry clad with painted stucco or other masonry veneer. The wall shall include a continuous cap and end column features.* Staff will consider an enhanced landscape buffer in lieu of the six-foot masonry wall. Applicant to include with

the resubmittal.

24. What is the purpose of the 22' wide "loading zone"? This area seems excessive for a bank use (?). Applicant clarified the intention was to accommodate larger vehicles and trailers, but will readjust the plans for the resubmittal.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Planned Commercial Development for another full DRC review cycle. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

DISCUSSION ONLY

Agenda Item #8: Circle K – Project Feasibility

Colonial Drive W - 14990
Kimley-Horn & Associates

Jarod Stubbs; applicant for the project was in attendance for discussion only.

Agenda Item #9: Edgeway Drive Subdivision – Project Feasibility

Edgeway Drive
John Silva Realty & Associates

Jose Chaves; applicant for the project was in attendance for discussion only.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:15 a.m. by Chairman/Community Development Director Steve Pash.

ATTEST:

APPROVED:

/s/

DRC Recording Secretary, Edlyn Gonzalez

/s/

Chairman, Steve Pash