



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
July 12, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, July 12, 2023 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:32 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, Assistant City Manager for Public Services Steve Pash, and Senior Business Analyst Marc Hutchinson on behalf of Economic Development Director Tanja Gerhartz.

Others: Dan Langley, City Attorney; Art Miller, City Engineering Consultant; Rob Heaviside, Senior Engineer; Shane Friedman, Planning Supervisor; Yvonne Conatser, Senior Planner; Amber McDonald, Planner I; and Ellen King, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on June 21, 2023.

Motion by Assistant City Manager for Public Services Pash, to approve the above minutes. Seconded by Building Official Nemecek, the motion carried unanimously 5-0.

DRC BUSINESS

Agenda Item #3: Verax at Daniels Road – SITE PLAN APPROVAL

Daniels Road – 1207
Mitch Collins, P.E. Inc.

Mitch Collins of Mitch Collins, P.E. Inc; and Ryan Young of Interstruct Inc; representatives

for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING

- 10. A community meeting is required for major site plans. Staff will coordinate with the applicant on a proper date and time. The meeting will be held in City Hall in the Commission chambers.** Applicants inquired about the community meeting requirement? Staff stated this is a City Policy for citizen input and the meetings have been required for the last five years. Applicant to contact the Planner to coordinate these details.
- 14. Per Sec. 118-1524. - Landscape buffers between parcels: Side or rear buffers adjoining noncommercial or residential parcels, churches or institutional uses shall also require a six-foot masonry wall in addition to the minimum ten-foot wide landscape buffer requirement. Note: The subject property is abutting residential on south and to the east. If a 6' masonry wall is existing already please call it out on the site plan.** Applicants expressed their concerns with the required wall location on the property line in the center of the proposed ditch. City staff stated a buffer yard would be required and visible from the subdivision. There was discussion regarding the wall, buffering and referenced Cross Section "A-A" of the proposed retaining wall. Staff suggestions were offered for a better solution. Applicants understood.
- 15. A dumpster detail is required in the site plan. All storage or dumpster/solid waste areas shall be designed with a six-foot masonry wall. The wall shall be of a 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 feature and closing gate – Code Sec. 118-1529. - Storage areas and site utilities.** City staff clarified that applicants are to update 12' clearance standard detail on elevation.
- 17. A stub-out is required on the north side of the development. Cross access is required for all future commercial development and redevelopment.** Applicants will comply.

FIRE SAFETY

- 18. Any commercial building over 6000 Sq. Ft shall be provided with a dedicated Fire Sprinkler System and a monitored Fire Alarm System.** Applicants to contact City Fire Inspector, Vicky Rutherford for clarification.

Motion by City Engineer Jim Monahan to have the applicants revise and resubmit the site plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

Agenda Item #4: 739 Vineland Office Building – SITE PLAN APPROVAL

Vineland Road – 739

Dave Schmitt, P.E.

Gillianna Canelo of Dave Schmitt Engineering; and Melissa Brocemeyer of Dave Schmitt Engineering; representatives for the project, attended for discussion. The following items

were reviewed and discussed:

PLANNING

18. **Despite the smaller size, the building is still required to have frontage on Vineland Road with a dedicated front doorway with sidewalk connections. I would suggest bringing it closer to the road to achieve this. This also moves the building farther away from the existing tree.** Applicants requested a copy of setback requirements. City staff will provide.
19. **Please submit revised elevations of this newer, smaller building.** Planning staff stated applicants are to address building elevations.
20. **REPEAT COMMENT: Chain link fence will not provide the necessary screening for the property to the north. Fencing must be opaque. Please indicate on the plans what the exact material will be for the "6' opaque fence with opaque screening". This was left vague.** Applicants understood.
21. **REPEAT COMMENT: Please provide the dumpster enclosure detail with the necessary decorative masonry design and cap feature, as described in Sec. 118-1529. We need to see the wall finish and cap details now to ensure it meets these criteria. Please change the dumpster door material from chain link to another opaque material.** Applicants understood.

Motion by City Engineer Jim Monahan to have the applicant revise and resubmit the site plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

Agenda Item #5: Stoneybrook Exchange - REZONING

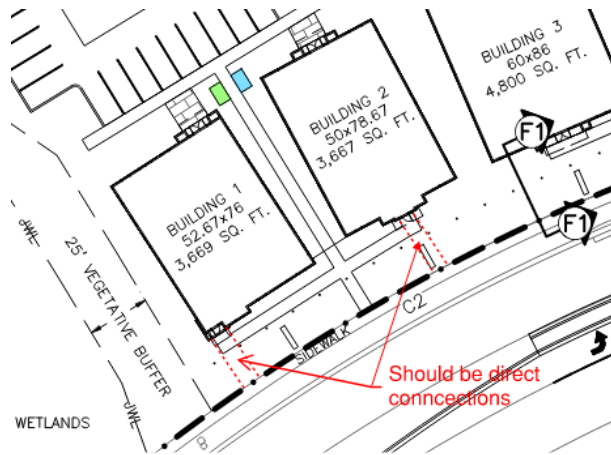
Stoneybrook West Parkway

Schmid Construction, Inc

Hal Marston of Rabbani Trust; Mike Kimmel of Knight Engineering; John Schmid of Schmid Construction; and Wyatt Marks of Schmid Construction; representatives for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING

22. **A community meeting is required. This is scheduled for Wednesday, July 12th, 2023.** Applicants stated they are ready for tonight's meeting.
30. **Sidewalk connections to the right-of-way sidewalk should be direct connections (see below).** Applicants understood.



31. Signs:

- a. **Every building will not be allowed a monument sign, the buildings are too small and clustered to have individual signs lining up the edge of the right-of-way. Also, they are too close to Stoneybrook West Pkwy.** Applicants understood.
- d. **All building facades facing Stoneybrook West Parkway and Windermere Road will have framed dimensional lettering wall signs (see example next page). They cannot be back lit and must be lit by down facing gooseneck light fixtures. Dimensional requirements will be established by the PCD. This will become a condition of approval.** Applicants will propose a couple of optional signs.



- 32. **Does the Building 9 elevation actually have a breezeway that connects to the interior of the development or is this an open stairwell to the second floor?** Applicants explained the breezeway goes all the way through.



33. What is the proposed logo that is shown along the building? Applicants stated the logos will no longer be used.



34. If any buildings have a restaurant with outdoor seating, it shall include a pedestrian connection to the right-of-way sidewalk on Stoneybrook West Pkwy and Windermere Road to the seating area. Applicants specified the outdoor seating area will be in the paver areas concentrated in the corner and pedestrian traffic will come through the breezeway. City staff stated a pedestrian connection is needed off the sidewalk to the street. Applicants understood.

Motion by City Engineer Jim Monahan to have the applicant revise and resubmit the Planned Commercial Development for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

Agenda Item #6: Prodalim PID – REZONING

9th Street – 355

HDSi

This item was tabled to the next DRC meeting on July 19, 2023.

Agenda Item #7: Beazer Windham Park – PLANNED UNIT DEVELOPMENT

Avalon Road – 1265 & 1271

Beazer Homes

Steven Cervino of Beazer Homes; Chris Warshaw of ETMIC; and Marco Bisi of Beazer Homes; representatives for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING

20. A Community Meeting is required. Applicants to contact the Planner to schedule.

21. Architecture:

a. REPEAT COMMENT: How are the townhome buildings going to vary to ensure the development is not visually monotonous?

Response indicates that the “townhome blocks have varying roof features, front porches, and varying articulation of setbacks”. Please provide elevations or other exhibits that illustrate this. Applicants understood and will provide design elevations.

22. Recreation:

a. The “grill area” should include a roofed structure such as a Poligon shelter or approved equivalent. Please revise. Applicants understood and will revise.

24. Trees and Landscape:

a. Per code section 114-74: The replacement trees shall have at least equal shade potential and shall be minimum of ten feet high at the time of planting.

The proposed understory trees do not have equal shade potential to live oaks and thus cannot count towards required mitigation. Applicants will modify.

b. On your proposed tree mitigation calculation, the price per 2” caliper tree is \$260.00. This price seems low to furnish and install. Did this number come from a landscape contractor? Applicants will provide a quote and backup material.

c. The tree mitigation proposal shall be reviewed by the City Manager. Additional comments may be issued after his review. City Staff explained this is a standard comment.

Motion by City Engineer Jim Monahan to have the applicant revise and resubmit the Planned Unit Development for staff review only, pending the Community Meeting outcome. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:05 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/s/

DRC Recording Secretary, Ellen King

/s/

Chairperson, Kelly Carson

DISCUSSION ITEMS ONLY

Agenda Item #8: Belle Meade – Tilden – PROJECT FEASIBILITY

Tilden Road – 15203

Kimley-Horn and Associates, Inc.

Kimley-Horn and Associates, Inc; representative for the project, attended for discussion only.

Agenda Item #9: Gigapower Orl-001 – PROJECT FEASIBILITY

5th Street – 101

Smartlink Group (on behalf of Gigapower)

Mike Nix of Gigapower; representative for the project, attended for discussion only.