



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
August 17, 2022**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 17, 2022 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Steve Pash called the meeting to order at 9:30 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 City Engineering Consultant Art Miller on behalf of City Manager Jon C. Williams

Others: City Attorney, Dan Langley, Senior Engineer, Rob Heaviside; Urban Designer, Kelly Carson; and Recording Secretary, Ellen King

ABSENT

Voting Members: City Manager Jon C. Williams; and Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on August 3, 2022.

Motion by City Engineering Consultant Miller to approve the above minutes. Seconded by, Building Official Nemecek; the motion carried unanimously 4-0.

DRC BUSINESS

Agenda Item #3: 9th Street Commercial Development - SITE PLAN

9TH Street - 851

9th Street, LLC

Scott Holder of 9th Street LLC, and Jim Fraser of Central Florida Engineering, Inc.;

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

ENGINEERING

11. Site lighting will be required as well as street lighting on all street frontages if not existing; all lighting shall meet dark skies requirements per City Code. A photometric plan has been provided for Planning Department review. Foot candles – need to show down lighting.

PLANNING

14. The proposed elevations are extremely flat. There is also a very large expanse of blank wall that needs to be filled. This should be remedied by bump outs, parapets, reveals, glazing, etc. (See Below). Staff explained that parapets could be a bump out with a crown on top, and glazing could be a window or faux window.



15. A community meeting is required. Staff will schedule the community meeting and send mail outs. Applicant will attend and handle the meeting by giving a brief description of proposed development and answer questions.

17. NOTE: The proposed setbacks will require a variance/variances. Staff has received the Petition for a Variance application. The planner for the project will handle scheduling meetings and notices. Staff noted that the lighting needs to be dimmed down or shielded.

Motion by City Engineer Monahan moved to have the applicant revise and resubmit the site plan for Staff Review only. City Engineering Consultant Miller, seconded; the motion carried unanimously 4-0.

Agenda Item #4: Health Central Park Rehab and Nursing Addition & Renovation – SITE PLAN

Selby Weeks of Klima Weeks Civil Engineering, Inc; representative for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

4. Sheet C500 – Utility Plan:

- b. Will any food preparation activities be performed requiring a grease trap (none shown)?** Need clarification on existing kitchen(s) on site, do you have a real cooking area, exhaust system? Applicant to verify on the grease interceptors – he says solid waste is already in the service area. The existing laundry facility is being removed, and moving the laundry inside the building, and adding a second generator. Applicant to address.
- 9. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. A photometric plan has been submitted for review by the Planning Department.** Applicant noted that there is overhead cobra heads on light poles on the west side of Dillard St., overhead lights on south side of Division, and in the neighborhood north of them. There seems to be enough street lighting. Staff will look at it to verify lighting coverage.
- 14. Permits or exemptions shall be provided from SJRWMD for stormwater and FDEP for water, wastewater and NPDES NOI as may be appropriate.** Staff noted that this has to be internal. The applicant is currently in for permitting with SJRWMD.

PLANNING

15. Per the comments made at the Community Meeting:

- a. Residents were concerned about the existing facilities building on the east side of the site. This building should be renovated (paint, façade features, etc.), have additional buffering landscaping, or be removed completely.** Applicant said they will remove the building. No driveway needed was discussed. Applicant will look into removing the curb cut apron and verify.
- 16. Elevations: Please submit the most recent elevations and/or renderings of the proposed building for review.** There's been no change to the renderings, per applicant.
 - a. Please provide details of O2 Farm enclosure.** Staff is looking for four-sided colored elevations this will need to be exhibited with the site plan approval. Staff looking for the additions.
- 18. Irrigation system shall include a weather sensor. Irrigation shall be connected to reclaimed water if currently available, or be set up to connect to reclaimed water in the future when it becomes available.** Reclaimed water connection is still to be done by the City. The applicant can use well water until the reclaimed water connection is done. Applicant shall make sure they system is designed to easily connect to reclaimed water once available.

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

Agenda Item #5: The Whole Enchilada – SITE PLAN

Plant Street W – 129

The Whole Enchilada

Drew Cardaci of The Whole Enchilada, and John Paul of Barranco (Architect); applicants for the project were in attendance with John Paul (by phone) for discussion. The following items were reviewed and discussed:

ENGINEERING

4. Sheet AS-101 – Site Plan:

- b. **What is the purpose of the Type D curb?** Staff brought up and discussed the curb, and the applicant said that they received bad intel on the survey, they physically checked the site and found the curb is not needed.

7. General requirements (note on plans):

- a. **All gravity sanitary pipe and fittings shall be SDR 26.**

Staff asked if they are picking up the existing gravity sewer that's in the back? John replied that they are not making any modifications to the sewer system all the pipes are going to remain in place. They will reconnect to the mains that they had in the building originally. Staff noted that the pipe is Orangeburg Pipe and is very old (50 – 60 years old). The applicant will have the Civil Engineer evaluate it regarding their load. If the pipe needs to be rerouted and improve the pipe they will.

Motion by City Engineer Monahan moved 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 #6: Tilden Reserve – PUD

Tilden Road

G L Summitt Engineering, Inc.

John Laga of SCMS, LLC; Geoff Summitt of G L Summitt Engineering, Inc.; and Anne Bingle; representatives for the project were in attendance for discussion. The following items were reviewed and discussed:

PLANNING

- 17. As of the most recent discussions with the applicant, a raised planter area to prevent the turn lane from being used for passing was being considered. It is not shown on the plan.**

As discussed, this is at the discretion of the County because it's their road. Add note to the plan that they are working on the County permit for it.



18. Formal OCPS Concurrency is required. Staff has the completed concurrency review from OCPS to review.

Motion by City Engineer Monahan moved to have the applicant revise and resubmit the Planned Unit Development 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 9:50 a.m. by Chairman/Community Development Director Steve Pash.

ATTEST:

APPROVED:

/S/

/S/

DRC Recording Secretary, Ellen King

Chairman, Steve Pash

DISCUSSION ITEM ONLY

Agenda Item #7: Colonial Drive W – Project Feasibility

Colonial Drive W - 13150
Florida Engineering Group, Inc.

Jared Huhn and Sam Sebaali of Florida Engineering Group; Matt Clift and Van Clemmons of Clifclem Holdings, LLC; and Antony Harb of Harbco; representatives for the project, attended for discussion only.