



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
October 27, 2021

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, October 27, 2021 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Steve Pash called the meeting to order at 9:29 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: Art Miller, City Engineering Consultant; Rob Heaviside, Senior Engineer; Kelly Carson, Urban Designer; Shane Friedman, Senior Planner and Colene Rivera, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on October 13, 2021.

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

DRC BUSINESS

Agenda Item #3: Crunch Fitness – SITE PLAN

14150 W Colonial Drive
PV-CR West Market, LLC

Brad Karns of Paradise Ventures, Inc.; representative for the project, attended for

discussion. The following items were reviewed and discussed:

ENGINEERING

4. **Sheet C-4.0 – Utility Plan:**
 - a. **The domestic potable meter connection calls out a 1 ½” meter. City of Winter Garden only supplies 1” or 2” meters.** Applicant confirmed 2” meter would be used for this project.
9. **On-site lighting and along street frontages will be required pursuant to City Code, meeting dark skies requirements, provide a photometric plan for Planning Department review. Lighting fixtures shall be uniform for the entire shopping center.** Applicant stated they would comply.
12. **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 inquired about sidewalk connection along the west and east side? Also asked about ADA connection and if north and south connections would be required? City staff stated that this is a standard comment. The PD has in place a pedestrian circular pattern to provide two connections from the north side. Applicants will need to provide connection on the east side to complete this requirement.
13. **Permits, modifications, or exemptions shall be provided from SJRWMD for storm water and FDEP for water, wastewater and NPDES as may be applicable.** Applicant informed staff they had received the SJRWMD permit and would provide in next submittal.

PLANNING

16. Elevations:

- a. **Per the PCD architectural requirements: All buildings should have elements to relieve the sense of a solid monolithic mass and that complement the scale of the surrounding structures and the proposed building. On the north and west elevations, please provide spandrel or clear glass in all of the solid (faux) storefront areas.** Applicant asked about clarification of glass request and quantity. Applicant asked for side bar discussion with staff on this request as cost of materials have increased since May 2021 and needs to discuss options.
- b. **Per the PCD architectural requirements: Integration of canopies is required to promote a human scale at the entrance and to create visually appealing points of entry that shield visitors from the sun and rain. Please provide this.** Applicant stated that there are canopies at the entrance point and pointed it out on the plans. He then handed the layout to planner for this project for her records.
- c. **Per the PCD architectural requirements: Building colors shall be drawn from a light color palette; the color chip shall be submitted to the City for approval. No fluorescent colors are permitted. The orange color shown appears to be a florescent color.** Discussed intensity of the orange on the building and in their logo. This can be discuss off-line as well.

22. Please provide a dumpster detail. 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.

City staff explained that the applicant would need to provide a 12' x12' clearance for the dumpster and all the bollards and walls, etc. needs to be built outside of this space. Applicant understood.

STANDARD GENERAL CONDITIONS

39. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of the building permit. Applicant asked for clarification of site improvements to determine this fee? City staff stated that it needs to include site plan, landscaping and irrigation costs.

City staff inquired about project having an elevator for 2nd floor access? Applicant confirmed that it would be a single-person platform lift and confirmed location on building.

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

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:42 a.m. by Chairman/Community Development Director Steve Pash.

ATTEST:

APPROVED:

/S/

/S/

DRC Recording Secretary, Colene Rivera

Chairman, Steve Pash