



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
April 17, 2013

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, April 17, 2013 in the City Hall Commission Chambers.

CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 10:00 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Community Development Director Ed Williams, City Engineer Art Miller, Building Official Harold (Skip) Lukert, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

Others: City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Senior Planner Steve Pash, Senior Planner Laura Smith, and Customer Service Representative Colene Rivera.

APPROVAL OF MINUTES

Agenda Item #3:

Approval of minutes from regular meeting held on April 3, 2013.

Motion by City Engineer Miller to approve the above minutes. Seconded by Building Official Lukert, the motion carried unanimously 5-0.

10:01 am Break in meeting

10:03 am Meeting resumed

DRC BUSINESS

Agenda Item #4: Crooked Lake Preserve UVPUD f/k/a Cra-Mar Groves - Rezoning UVPUD

Avalon Road – 16303

June Engineering

Randy June of June Engineering, applicant for the project was in attendance for

discussion. The following items were reviewed and discussed:

Applicant was asked to present a general review of development plan for residential lots with north side with 70' interior lots and 90' lakefront lots and south side with 60' lots; gated community is still to be determined based on builder who purchases the development.

Discussion about width of 4 lane road with round about and widening of right of way road adjacent to project.

Request for signed pioneer agreement.

Request to proceed with Community meeting and City will set up and facilitate this meeting.

ENGINEERING

3. **Coordinate with the Waterside development immediately to the west on the proposed roadway connection. The plan also shows a connection to the Hickory Hammock development to the east– has this been coordinated with their previously approved plans?** Staff reviewed plans and clarified the correct revision of plans and connection points.
9. **Provide Sand Skink study and clearance from FFWCC.** Clarified comment and requesting clearance letter from FFWCC.
11. **Will the proposed stormwater pond for Marsh Road/CR 545 be deeded to the City, or granted to the City as a drainage easement only?** Discussion took place about stormwater pond. Discussed pond area and determined what the drainage is for within the development and connection with City owned property. City will facilitate a meeting between the City's design engineer and the Developer's design engineer to further clarify.

PLANNING

35. **Development of the property requires compliance with school concurrency standards, future submittal should include statement of how school capacity & concurrency will be met for the development. Application for Capacity Determination previously submitted to OCPS expired March 2013 and therefore will require re- application for Capacity determination must be provided from Orange County Public Schools prior to scheduling of public hearings for rezoning. Additionally, concurrency determination from Orange County Public Schools must be provided with preliminary plat submittal.** Applicants presented draft of school agreement and discussion took place about the status of this situation. Staff has advised that applicant, City and School Board meet to discuss and clear up the situation to prevent developers from proceeding with projects that are City approved.

Motion by City Engineer Miller to have applicant revise and resubmit the UVPUD Rezoning for another full DRC review cycle along with signed pioneer agreement for utilities with the adjoining properties, school agreement and working out drainage pond issues Building Official Lukert, seconded; the motion carried unanimously 5-0.

10:32 am Break in Meeting
10:35 am Meeting resumed

Agenda Item #5: Highland Groves PUD – Rezoning PUD

315 E. Fullers Cross Road
American Land Investments of Central FL, LLC

Bob Zlatkis of American Land Investments, Dwight Saathoff of American Land Investments and Bill Fogle of Civil Design Group applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING

6. **Repeat Comment: Utilities: Minimum 8” potable water (internal), 8” reuse water and minimum 6” sanitary force main are required. Utilities shall be extended the full property frontage per Code; Upsizing agreement may be necessary for extending the 16” water main on Fullers Cross Road; Water and Reuse lines shall be looped and connected into the existing stubouts in Fullers Crossing. Reuse main shall be extended on Fullers Cross to connect to existing stubout east of the entrance. Force main shall be 6”; all internal water mains shall be 8” minimum.** Clarified and proposed route for water lines. Assistant City Manager Cochran reviewed and accepted the proposed force main line route.

BUILDING

18. **Lift station shall be required to obtain building permit.** Clarified that applicants will need to obtain an electrical permit from Building Department.

PLANNING

22. **Site Data table is inconsistent regarding required open space vs. provided open space. If conservation/wetland area is counted as open space then it cannot be discounted from developable area. Open space provided does not meet the minimum 25% required (19.20 acres). Approximately 15.42 acres of open space are provided. Please review and revise.** Staff further clarified this comment and applicants will adjust their calculations accordingly for open space and consistency with what is stated in the plans.

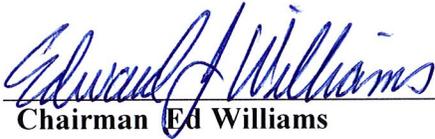
Also discussed annex process to bring additional property into the project.

Motion by City Engineer Miller to have the applicant revise and resubmit addressing all City Staff conditions for the PUD Rezoning for another full DRC review cycle. Assistant City Manager for Public Services Cochran, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:51 a.m. by
Chairman/Community Development Director Ed Williams

APPROVED:


Chairman Ed Williams

ATTEST:


Customer Service Rep Colene Rivera