



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
May 15, 2013

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, May 15, 2013 in the City Hall Commission Chambers.

CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 10:08 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, and Assistant City Manager for Public Services Don Cochran

ABSENT

Economic Development Director Tanja Gerhartz

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

APPROVAL OF MINUTES

Agenda Item #3:

Approval of minutes from regular meeting held on May 1, 2013.

Motion by City Engineer Art Miller to approve the above minutes. Seconded by Building Official Lukert, the motion carried unanimously 4-0.

10:10 am Break in meeting
10:12 am Meeting resumed

DRC BUSINESS

Agenda Item #4:

Winter Garden Commerce Center – Rezoning – Planned Industrial Development (PID)

Garden Commerce Parkway – 700

TSG Development, Inc.

Item #4 was discussed at the end of the meeting.

Agenda Item #5:

Highland Groves PUD – Rezoning PUD

315 E. Fullers Cross Road

American Land Investments of Central FL, LLC

Robert Zlatkiss, Dwight Saathoff, Steve Mellich and William Fogle from American Land Investments of Central FL, LLC, applicants for the project were in attendance. The following items were reviewed and discussed:

Applicants were in agreement with all comments provided in the Staff Report.

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 Road to connect to the existing stubout approximately 640 feet east of the entrance. Force main shall be 6”; all internal water mains shall be 8” minimum (see comments from Public Services).**

City Engineer Art Miller had a comment on item #6 as he didn't see it in the plan: the Reuse main needs to connect at both Fullers Crossing, which is the internal connection, and also on Fullers Cross Road, which is about 640 feet east of the entrance, to make the system looped.

Applicant made a change and already got a revised plan to Senior Planner Laura Smith; assuming they will have all the changes in the resubmittal, it should be ok.

Motion by City Engineer Miller to recommend the PUD Rezoning be placed on the next Planning and Zoning Board agenda, provided the applicant resubmits revised plans addressing all City Staff conditions to the Planning and Zoning Department within 3 days following this meeting (by noon on Monday, May 20, 2013). Assistant City Manager for Public Services Don Cochran, seconded; the motion carried unanimously 4-0.

10:15 no break

Agenda Item #6:

Highland Groves PUD – Pre-Plat

315 E. Fullers Cross Road

American Land Investments of Central FL, LLC

Robert Zlatkiss, Dwight Saathoff, Steve Mellich and William Fogle from American Land Investments of Central FL, LLC, applicants for the project were in attendance. The following items were reviewed and discussed:

Applicants were in agreement with all Staff comments provided.

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 Road to connect to the existing stubout approximately 640 feet east of the entrance. Force main shall be 6”; all internal water mains shall be 8” minimum (see comments from Public Services).**

City Engineer Art Miller had a comment on item #6 regarding upsizing the 8”-16” water main. Applicant suggested they could incorporate something in the PUD ordinance instead of doing a full-blown developers agreement (DA). City Engineer Art Miller agreed. Community Development Director Ed Williams suggested doing a simple DA.

Assistant City Attorney Dan Langley requested Applicant to prepare exhibit that shows the track of the 16” water main line: where it’s going in reference to the property (just the linear footage of the line); and legal description for the property in 8 ½ by 11 exhibits.

Senior Planner Laura Smith stated that if the DA was done quickly, it could be included on the same agenda as the PD so that they can get off at the same time

Applicant suggested doing it on the 2nd ordinance reading

Motion by City Engineer Art Miller to recommend approval of the Preliminary Plat and to be placed on the next Planning and Zoning Board agenda, subject to PD ordinance and developers agreement. Building Official Skip Lukert, seconded; the motion carried unanimously 4-0.

10:19 am Break in Meeting– general discussion

10:42 am Meeting resumed to discuss Agenda Item #4

Agenda Item #4:

Winter Garden Commerce Center – Rezoning – Planned Industrial Development (PID)

Garden Commerce Parkway – 700

TSG Development, Inc.

Applicant deferred to a future meeting time

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:43 a.m. by
Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman Ed Williams



Customer Service Rep Maria Michaud