



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
August 7, 2013

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 7, 2013 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairman/Community Development Director Ed Williams called the meeting to order at 9:58 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 Mike Kelley as assigned attendee for 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, Planner Kelly Carson and Customer Service Representative Colene Rivera.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Don Cochran

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on July 31, 2013.

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

9:58 am Break in Meeting
10:00 am Meeting Resumed

DRC BUSINESS

Agenda Item #3: Black Lake Preserve - REZONING

Siplin Road – 14362

Hanover Capital Partners, LLC

Rick Perkinson and Ben Snyder of Hanover Capital and Major Stacy of BAS Civil Engineering; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

City Attorney Ardaman arrived late at 10:02 am

ENGINEERING

2. ***SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. This project, along with others along this corridor shall be required to participate in the funding of the widening to four lanes.*** Discussion took place about this comment with development of road expansion and agreements with the Mathews Grove development. Staff indicated that the Black Lake Preserve project had executed the Agreement for participation and contributing to the road widening.
4. ***A draft agreement between this project and the Mathews Grove project to the east has been submitted and needs to be discussed. The two projects will share in roadway and sanitary sewer facilities to (1) realign Siplin Road within the Mathews project and (2) have a joint lift station within the Black Lake project. The City will need assurances that the improvements of one project affecting the other project will occur and be guaranteed by a surety bond or letter of credit in favor of the City, and that the right-of-way or easements needed will be provided.*** Applicants stated that the agreement between the two developers was in progress, escrow money was being held for this project for lift station, re-aligning Siplin Road, easements, etc. City staff was asking for latest version of this agreement for review and approval prior to recording. Staff also emphasized in this meeting, this project cannot move forward without Siplin Road access being improved and both Black Lake project and Mathews Grove project agreement with scenarios spelled out what happens if one project moves forward and other doesn't or vice versa. City emphasized that this project cannot move forward without Siplin Road being improved due to the development's plan showing it as a secondary access for safety reasons.

PLANNING

1. ***REPEAT COMMENT: PUD Plan does not indicate maximum building height proposed.*** Comment discussed and clarified.
2. ***REPEAT COMMENT: Common Open Space has not been addressed adequately on the PUD Plan document. This property is located within the Resource Protection Overlay as defined by the City's Comprehensive Plan, and therefore must comply with the Wekiva Study Area Open Space requirements as defined by the City's Comprehensive Plan Policies 1-3.1.7 & 1-3.1.8, which requires that a minimum of 25% of the developable area be Wekiva Study Area Open Space. Wekiva Study Area (WSA)***

Open Space is land area that remains undisturbed or minimally disturbed such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and includes land preserved for Conservation purposes. WSA Open Space may include dry retention, passive recreation, school playgrounds and buffers. Up to 50% of the WSA Open Space requirement may be met with dry stormwater retention areas. WSA Open Space shall not include setback areas, private yards, street right of way, parking lots, impervious surfaces or active recreation areas. Comment reviewed and clarified.

a. The Open Space Plan includes the following into the open space calculations: lift station tract, access tracts, wall location areas and active recreation lands. These areas do not comply with the WSA Open Space Requirements.

3. REPEAT COMMENT: Detail plan of parks, recreation areas, and pedestrian trail system should be provided which includes all proposed amenities and identifies active (e.g. playgrounds, pavilions) vs. passive (e.g. open fields) recreation areas. Comment reviewed and clarified.

4. Proposed PUD Plan does not call out a specific mixture of lot sizes, the proposed number or percentage of each proposed lot size should be identified for each proposed phase. Upon calculation of the number of each size lot, the proposed layout does not provide an adequate mixture of lot sizes- 75% of the lots are 70 foot wide lots. Comment discussed and PUD clarified. City staff emphasized that applicants need to include a mixture of lot sizes and variation and mixture of product as required within the PD. Applicants need to determined percentage of various lot sizes and provide variety of elevations and roof line options in product to ensure the required variety within the development.

6. REPEAT COMMENT: Building elevations/renderings of proposed homes to be constructed within the proposed development provided show essentially two product types with little variation. In future submittal please provide detailed plan for how you will provide variation of product type and staggering of product type to prevent repetition. Applicants understood comment and will provide variety in next round of submittals.

Applicants also inquired about Community Meeting – City will coordinate this meeting and will be in conjunction with Mathews Grove as these two projects affect the same area within the City.

Motion by City Engineer Miller to have the applicant revise and resubmit the Preliminary Rezoning Application for another full DRC review cycle. Building Official Lukert, seconded; the motion carried unanimously 4-0.

10:18 am Break in Meeting
10:20 am Meeting Resumed

Agenda Item #5: Mathews Grove – PRELIMINARY PLAT

Siplin Road – 14365

Ali of Siplin, LLC

Jim McNeil of Akerman, Chris Tyree of Taylor Morrison, Nicole Stalder of DBS, Robert Zlakiss, Steve Mellich of Mellich Blenden Engineering, Bill Fogle of Civil Design Group, Inc. and Dwight Saathoff of ALICF; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

Discussion took place regarding the Siplin Road agreement with Black Lake Development and applicants will send copy to City Staff for review. Mathews Grove has agreed to build the improved road and now understands that Black Lake Development needs the road improvements built before they can proceed with their project. City wanted to know when the road can be built. Applicants agreed that they need to go back and work out additional details and be specific with concerns addressed in this meeting. Applicants understand the urgency of the development agreement between the two developers and the City.

ENGINEERING

1. **SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. This project, along with others along this corridor shall be required to participate in the funding of the widening to four lanes.** City Staff emphasized that applicants will need to have agreement before a hearing can be take place.
3. **A preliminary geotechnical report was provided; final geotechnical report shall be submitted with the final construction plans addressing groundwater table, presence of organic soils, Karst features, etc.** City stated applicants will need to conduct additional borings for final geotechnical report. Applicants will comply.
5. **It appears the project will not be gated, due to the pending agreement with the Hanover project for secondary access. If gated, the streets will be private and maintained by the HOA. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, hardscaping, etc. shall be performed by the HOA under an R/W maintenance agreement.** Applicants stated not a gated community.
6. **All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance. The easement/tract between Lots 92 & 93 may need to be wider depending on the size and depth of the drainage pipes.** Applicants will comply.
7. **Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required.** Applicants will change from 6" to 8" in compliance with comment.
9. **Some of this property appears to be "A" type soils and may require adherence to the Wekiva protection regulations. Wekiva Protection requirements as outlined in the Comprehensive Plan shall be met, especially for drainage and Karst protection. Future submittals shall provide geotechnical study showing limits of any Karst feature**

with the required buffering. City Staff defined Karst feature and requirements. Applicants will send report to City Staff and then meet to discuss and review.

12. What will the recreation area include? Fenced? Playground equipment? City Staff requesting details. Applicants will get these to City Staff for review.
13. The connection proposed at the existing terminus of SunRidge at Siplin needs to be discussed in terms of traffic control and layout. Discussion took place about concern of traffic speeding through area with dangerous curve, etc. Applicants will address with options, perhaps speed tables but will review and discuss with City Staff.
14. The plan recommends a cul-de-sac for Siplin Road to eventually be abandoned along the project's west boundary, but doesn't show it. Any right-of-way required for a minimum 40' radius cul-de-sac (50' minimum R/W radius) shall be dedicated with the project. Discussed cul-de-sac issues and concerns, applicants had a note in plans about cul-de-sac. Applicants will make effort to reach out to property owner of parcel connected to Siplin Road to create cul-de-sac at end of development rather than in middle area but applicants know that this issue needs to be resolved in order to move forward with project. Applicants will also get with Orange County Staff for the transfer of the road right of way description to be extended from south side of entrance to end of road at the curve where it becomes county road.
15. There is an existing 12" X 18" ERCP culvert crossing Siplin Road approximately in the middle of Lot 61. This is one of the stormwater outfalls for the SunRidge schools and this off-site flow will need to be accommodated with the Mathews Grove drainage system. Applicants agreed to pick this up.
16. There are cross-hatched areas in the NW portion of the project that are not identified. Are these areas to be filled? De-mucked? Address in future submittals. Applicants explained what these areas are on the plans and will make notes on revised plans.
23. Street lights shall be installed pursuant to City Code meeting dark skies requirements (Code Section 118-1536(k)). Street lights shall also be installed on any adjacent rights of way meeting the same dark skies requirements. City emphasized that City Engineer will not issue a Certificate of Completion until street lights are in place. Applicants will need to coordinate this directly with Duke Energy and advised that the sooner the better with getting this started.

Taylor Morrison discussion regarding pros and cons of product size and variety as well as lot sizes for a PD vs. straight zoning for this R2 development. City will assist with coordinating a scheduled community meeting in August with Black Lake Development.

Motion by City Engineer Miller to have the applicant revise and resubmit the Preliminary Plat for another full DRC review cycle. Building Official Lukert, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 11:12 a.m. by
Chairman/Community Development Director Ed Williams

APPROVED:



Chairman, Ed Williams

ATTEST:



DRC Recording Secretary, Colene Rivera