



WINTER GARDEN

CITY OF WINTER GARDEN DEVELOPMENT REVIEW COMMITTEE MINUTES August 21, 2013

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, August 21, 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 10:02 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, Planner Kelly Carson and Customer Service Representative Colene Rivera.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on August 7, 2013.

Motion by Building Official Lukert, to approve the above minutes. Seconded by Assistant City Manager Cochran, the motion carried unanimously 4-0. (Economic Development Director Gerhartz was not present at this meeting during this vote.)

DRC BUSINESS

Agenda Item #3: Alexander Ridge Recreation Tract – MINOR SITE PLAN

Avalon Road – 2203
Lennar Homes, LLC

Luke Classon of IBI Group, applicant for the project was in attendance for discussion.

The following items were reviewed and discussed:

ENGINEERING

1. **Provide irrigation plan. All irrigation shall be metered and connected to the reclaimed water mains within the development. Coordinate with Utilities Department on location of irrigation service, meter, etc. All irrigation lines within the City's right-of-way shall be purple color.** Applicant was inquiring about details of this comment. City staff explained that they need details showing the size and location of the irrigation meter and backflow preventer. If this information is shown, City Staff determined that detailed irrigation plans would not be required.

City Attorney Ardaman and Economic Development Director Gerhartz arrived late at 10:04 am. Senior Planner Steve Pash arrived late at 10:05 am.

3. **Provide information on the pool discharge (location, size, etc.). The pool discharge will be allowed into the storm sewer system, provided all pool water is de-chlorinated prior to discharge pursuant to Chapter 106 of the Winter Garden City Code.** Applicants need to include detailed plan of de-chlorination process to ensure that discharged water contains no chlorine and to include details of where discharge water is going. Applicants were advised to get with pool contractor contact to work on these details.
7. **The location and size of the driveways do not meet Code. Driveways within residential areas must be at least 15 feet from the point of curvature of the intersecting roadway. The east driveway is too wide. Provide dimensions of the driveways and drive aisle (22' minimum width).** Discussed comment and how applicant is proposing to revise the plan to function and concern about how close the area is to driveway of residential lot. Applicants will submit a revised plan.
8. **Landscape or other improvements (walls, signs, etc.) shall not encroach into the required sight distance pursuant to FDOT requirements.** Applicants will revise plans to include car with set back and stop bar as well as sight triangle to ensure sight lines are not being encroached on by the landscaping.
9. **Fencing, if proposed, shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code.** Applicant discussed a 42" aluminum picket style fence plan and Building Official Lukert stated that the required height is 48" height around pool area. Applicant will revisit this fence plan with these guidelines and understands that these details need to be shown on the horizontal civil plans. Applicants will revise and include details on revised plans.
10. **Provide additional erosion protection at the bubble-up discharge structure into the recreation/stormwater tract.** Discussed comment and options. City Staff requested velocity calculations and applicants will revise with concrete apron or perhaps another option. Applicant will discuss with his team and submit revised plans.

PLANNING

11. **Architect plans for building were not included with the Site Plan. Provide 4 side color elevation of proposed building.** Applicant admitted that they currently do not have an Architect assigned to their project. City Staff noted that on plans it referenced “see Architect Plans” but no architect plans were provided. Applicant presented their Lake Nona plan and staff advised that plan submitted is what is expected to be built. Applicant will revise/update Lake Nona plan for City of Winter Garden and submit for review. Applicant understands that they need to submit full color elevation renditions of all sides and will be presented as an exhibit.
12. **Playground shown on east side of proposed parking lot requires additional detail. Provide detail of playground area with landscape and hardscape specifications.** City staff explained that they need to see details of playground area such as ground covering, sidewalk plan, fence and landscaping plan as well as some details of type of equipment planned for this area.

Applicant inquired about status of the FDEP water clearance. This is currently under review by the Public Services Department and communication will be sent to applicant once completed.

Motion by City Engineer Miller to have the applicant revise and resubmit the Small Scale Site Plan for another full DRC review cycle. Building Official Lukert, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

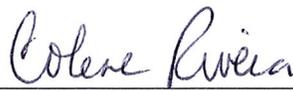
There being no more business to discuss, the meeting was adjourned at 10:16 a.m. by Chairman/Community Development Director Ed Williams

APPROVED:

ATTEST:



Chairman, Ed Williams



DRC Recording Secretary, Colene Rivera