



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
May 12, 2021

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, May 12, 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 9:31 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, Economic Development Director Tanja Gerhartz and Assistant City Manager for Public Services Jon Williams.

Others: Kurt Ardaman, City Attorney; Dan Langley, Assistant City Attorney; Art Miller, City Engineering Consultant; Rob Heaviside, Senior Engineer; Kelly Carson, Urban Designer; Shane Friedman, Senior Planner and Edlyn Gonzalez, CSR.

ABSENT

Voting Members: None

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on April 28, 2021.

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

DRC BUSINESS

Agenda Item #3: S Boyd & Tremaine Office/Retail Bldg. – Site Plan

Plant Street W – 100
RCE Consultants, LLC

Larry Poliner of RCE Consultants LLC and Pete Fleck of The Real Estate Collection; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

3. Sheet C-3 – Site Plan:

b. Show more dimensions (i.e. sidewalks etc.). Existing sidewalks, curbs, or pavement will be checked at completion and any damaged sections shall be replaced. Applicant confirmed a hardscape plan would be helpful.

d. Provide plan for solid waste disposal (i.e. dumpsters, etc.). All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards & gate hardware), and access by solid waste vehicles. Coordinate additional requirements and approval with Public Services Department, Solid Waste Division. Staff confirmed the dumpster & compactor available near the parking garage would suffice.

4. Sheet C-4 – Utility Plan:

a. Show location & size of irrigation meter – provide irrigation plan. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. Any irrigation lines within City R/W shall be purple in color. All points of connection to reclaimed water mains shall have appropriate meters, backflow preventors, etc. All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve. Applicant inquired if an irrigation plan is truly required given that the irrigation is handled mostly by the City. Staff confirmed drip irrigation is sufficient.

8. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. A photometric shall be submitted for review by the Planning Department. Streetlights shall match the City's "downtown" decorative streetlights at the Developer's expense. City Staff will provide the street light detail for the applicant to match the City's downtown decorative standard.

PLANNING COMMENTS

12. As mentioned in previous offline meetings, the site plan will not move forward for City Commission approval until the downtown parking issue has been addressed. Staff reiterated the importance of parking requirements. An offline meeting will take place to discuss further.

13. The building elevations were approved by the Architectural Review and Historic Preservation Board on June 25, 2019. Since it's been almost 2 years since the approval, the design is required to go back in front of the ARHP Board for a renewal of that approval. Also, since no elevations were submitted with this set, it's unclear if anything has changed in regards to the building design. ARHPB review required.

BUILDING COMMENTS

20. I had commented before that the new stairwell exit on the west side seemed to be questionable due to existing spacing between buildings and fence. Myself and the fire review team still have concerns on exiting egress distances in that area. Staff reiterated safety concerns regarding the egress distances in this area. Details must be included with the plans.

Fire comments will be provided to the applicant after this meeting.

DRC voting member Tanja Gerhartz joined the meeting at 9:36 a.m. to listen in only.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for another full DRC review cycle. Building Official Nemecek seconded; the motion carried unanimously 4-0.

Agenda Item #4: Floyd’s Barber Shop – Site Plan

Colonial Drive W – 13675
Z Development Services

Rick Krietemeyer of Z Development Services; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

3. Sheet C3 – Utility Plan:

- a. Show location & size of irrigation meter – separate meter required. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. Any irrigation lines within public R/W shall be purple in color.** Applicant inquired if an irrigation well is allowed. Staff confirmed that is not permitted.

4. Sheet C-7.0 – Construction Details:

- a. No dumpster is shown. All dumpsters shall be enclosed and shall provide 12’ minimum inside clearance (each way inside of bollards & gate hardware), and access by solid waste vehicles. Coordinate additional requirements (i.e. residential carts) and approval with Public Services Department, Solid Waste Division.** Applicant inquired if rollout trash bins are sufficient for the proposed use of a barber shop with a small storage unit or small office. Staff confirmed this would be sufficient.

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

Agenda Item #5: Duppenthaler Property – Planned Unit Development

Winter Garden Vineland Road – 721 & 3 others
Pulte Group

Aaron Struckmeyer of Pulte Home Company, LLC and Bill Whitegan of DWMA, Inc.; applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

- 3. Repeat comment: What uses are planned for the Future Development Tract A? This tract shall participate in the maintenance of the stormwater system since it will also be served by it.** Applicant received confirmation that a formal agreement with detailed plans for Tract A will be required. Applicant is to include full Site Plan and elevations in the resubmittal.
- 4. Tract C Conservation Area appears to be a Karst feature – provide geotechnical study showing limits of confining layer, etc.** Applicant will provide the geotechnical study.

PLANNING COMMENTS

- 16. A traffic methodology was submitted after the first DRC review, however this methodology was not approved by the City prior to a Traffic Impact Analysis being performed. The TIA needs to incorporate Tract A into its analysis in order to provide a more accurate trip generation report.** Applicant acknowledged.

- 17. Repeat comment: Tract A must be incorporated into this PUD with proposed uses and standards. Staff does not support the rezoning of this property if the entire property is not included.**
 Applicant acknowledged and will provide detailed plans on the next submittal.
- 21. Please remove the 10 feet to pool enclosure and deck setback requirement for the PD Boundary. A minimum 25-foot yard shall be maintained between the walls or edges of all accessory structures such as screen rooms and any PUD perimeter that is adjacent to a public right-of-way.**
 Applicant received clarification that the 10-foot setback for pool enclosure & deck is not necessary.
- 22. PUD Architectural Conditions:**
- d. Please add a 6th condition: Side and rear elevations should have the same level of architectural detail as the front.** Applicant received clarification on the architectural details in question.
- g. Does the applicant have any elevations with side-load or j-swing garages?** Applicant confirmed not at this time.
- 23. Note: This request will require a community meeting.** Staff reiterated that a community meeting is an important requirement and informed the applicant that these meetings are normally very interactive.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Planned Unit Development for another full DRC review cycle. Building Official, Nemecek seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:51 a.m. by Chairman/Community Development Director Steve Pash.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Edlyn Gonzalez

/S/

Chairman, Steve Pash