



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
November 23, 2022**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, November 23, 2022 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:30 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairperson/Planning Director Kelly Carson, City Engineer Jim Monahan, Building Official Skip Nemecek, and Art Miller City Engineering Consultant for Assistant City Manager Steve Pash.

Others: City Attorney, Dan Langley; Senior Engineer, Rob Heaviside; Shane Friedman, Senior Planner; and Ellen King, Recording Secretary.

ABSENT

Voting Members: Assistant City Manager for Public Services Steve Pash; and Economic Development Director Tanja Gerhartz

Others: Amber McDonald, Planner I

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on November 9, 2022.

***Motion by City Engineering Consultant Miller, to approve the above minutes.
Seconded by Building Official Nemecek; the motion carried unanimously 4-0.***

DRC BUSINESS

Agenda Item #3: Beazer Windham Park – PLANNED UNIT DEVELOPMENT

Avalon Road – 1265 & 1271

Beazer Homes

Christopher Warshaw of ETM, Inc.; Doug Kelly of ETM, Inc.; and Henry Chirinos of Beazer Homes; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING

The applicant did not bring up any questions/concerns regarding engineering comments. Then later in the meeting, City Engineer expressed concerns that this project is overbuilt; with water lines in front yards, no street access just alley, storm/sewer in the 20' alleys, and trees. City Engineering questioned if the applicant can go back and look at smaller impact, less property, and wider roadways with frontages on these buildings? The applicant will set up a meeting with City Engineers to discuss these issues.

PLANNING

20. A Community Meeting is required. Staff will coordinate with applicant.

21. REPEAT COMMENT: Please provide your traffic study methodology. A full traffic study is required after the methodology is accepted by the City's Traffic Engineer. Applicant will submit their traffic study methodology with their revised plans.

22. Architecture:

a. REPEAT COMMENT: How are the townhome buildings going to vary to ensure the development is not visually monotonous?

This comment is about how to reduce monotony from townhome building to townhome building. Are all the five unit buildings going to be identical? The six unit buildings? How will you break them up so all of the buildings don't look the same throughout this 61-unit development? Discussion was had. The applicant will submit architectural elevations and an alternate elevation.

23. Recreation: The comment last round was about the lack of recreation amenities, and this revised scheme appears to have even less features.

a. The recreation program proposed (two grilling stations and some benches) is insufficient for a development of this size, especially with no other outdoor space available to residents. Please provide additional recreational amenities. Applicant understood.

b. I don't know what a "special garden" is – no details were provided. Whatever it is, it probably doesn't fit into the category of active recreation to meet the 5% requirement. Discussion was had. A lot of projects use walking trails as a form of active recreation. The applicant will submit details on the proposed community gardens.

25. Trees and Landscape:

a. REPEAT COMMENT: You are proposing to remove a staggering number of oaks on site. Staff still has a lot of concerns about this. Additional coordination may be required. The applicant will provide information on the trees. The applicant will walk the site with an arborist to look at the tree species again and do a condition analysis.

b. Per the calculations, you are still required to mitigate 623 trees over and above

what you are proposing on site for mitigation. Please submit the cost estimate for furnishing & installing 623 canopy trees at min. 10' height. Wetland buffers are required to be vegetated with native plant species. Please provide this information on the plans. A typical replanting plan swath is acceptable.
Applicant understood.

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

Agenda Item #4: Winter Garden Grove – Office/Medical/Retail Center – SITE PLAN APPROVAL

Colonial Drive W - 14909

RCE Consultants, LLC

Larry Poliner of RCE Consultants, LLC and Amit Ubale of Vakul Development & Consultants; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING

6. Sheet C-4.0 – Utility Plan:

b. Repeat comment: The site data shows a proposed 5,000 s.f. restaurant – provide grease trap for review and approval by the Utilities and Building Departments (final plans shall show location). The grease trap are on the plans.

10. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and gate hardware), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division. Applicant has provided this information, Staff will forward to Public Services for review.

13. Site lighting will be required as well as street lighting on all street frontages if not existing (including SR 50); all lighting shall meet dark skies requirements per City Code. The Developer is required to have street lights installed along all street frontages, including payment of the first year of operation. A photometric plan has been submitted for review by the Planning Department.

Response states that coordination is ongoing with Duke for SR 50 lighting. The applicant will provide staff with verification that they are in the process working with Duke.

PLANNING

16. A community meeting is required. The meeting has been scheduled for December 1, 2022.

The new terrace wall and additional landscaping on the north side of the site is noted. Staff highly recommends exhibiting a color rendered version of this cross-section at the community meeting to better convey the proposed grading condition and the buffering. It appears that the swale was deleted in this area. How will water be captured before flowing onto the adjacent residential properties? The meeting will be at 6 pm, and the applicant will be the one to present at the meeting.

18. Architectural elevations:

- a. The medical office buildings are acceptable, however Staff requires an offline meeting to discuss the retail (front) elevations. The storefront proportions and fenestration needs to be adjusted. Applicant understood.
19. Irrigation plans are required to be submitted for review. Irrigation system must utilize reclaimed water and include a building-mounted weather sensor. Applicant understood.

Motion by City Engineer Monahan to have the application revise and resubmit the site plan for staff review only. City Engineering Consultant Miller, seconded; the motion carried unanimously 4-0.

Agenda Item #5: Cypress Street Office - SITE PLAN APPROVAL

Cypress Street E – 114

Florida Engineering Group, Inc.

Gregory Crawford of Florida Engineering Group, Inc.; and Franco Scala of JJ Park, LLC; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING

2. A demolition permit will be required for the proposed building demolition. Due to the age of the building ARHPB approval may be required – to be addressed by Planning. Staff confirmed that only a demolition permit will be required.
5. Sheet C-7 – Utility Plan:
 - a. The plan still shows a 1.5” potable meter (W4) although the response states a 2” meter will be provided. The City only provides 1” or 2” meters – revise as necessary. The applicant will change the plans to show 2” water meter.
13. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. Provide a photometric plan to be submitted for review by the Planning Department. Applicant to provide a separate sheet to show cutsheets for the building mounts, and that they are dark skies compliant, and no impact to the surrounding residential properties. If there is a concern about lights being too bright, then Staff may require a photometric plan.
15. No dumpsters are shown. All dumpsters shall be enclosed and shall provide 12’ minimum inside clearance (each way inside of bollards), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division. Applicant will show the garbage cans in a screened area.

PLANNING

18. Repeat comment: There appears to be a mistake with the elevations. The rear elevations ended up in the front facing Cypress Street with the front elevations facing the parking lot. The elevation with the majority of the glazing and articulated façade should be facing Cypress (see below). Applicant understood.



- 19. There appears to be an inability to position the building with the proper façade facing the right-of-way. Staff will require the building be reduced in square footage in order to meet the off-street parking requirements, as the City can no longer support the on-street parking spaces in the right-of-way.** Discussion was had on the parking spaces/agreement. The applicant to show the off-site parking, and provide the draft off-site parking agreement with the church to Staff/City Attorney for review.
- 20. The applicant is missing a western landscape buffer and southern landscape buffer. For landscape requirements please refer to Chapter 118, Article X, Division 3. – Landscape Design Standards. Plans are required to be signed & sealed by a Landscape Architect. Irrigation plans are also required.** Applicant understood.

Motion by City Engineer Monahan to have the application revise and resubmit the site plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:04 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/s/

/s/

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #6: WG West Colonial Commercial Development – PROJECT FEASIBILITY

Colonial Drive W - 12565

WG Commercial, LLC

Jim Fraser of Central Florida Engineering; and Scott Holder of WG Commercial LLC; representatives for the project, attended for discussion only.

Agenda Item #7: Loyalty Services MDA Inc Office – PROJECT FEASIBILITY

Florida Avenue – 120

Goat Enterprises, LLC

Jasmine Graham of Goat Enterprises; representative for the project, attended for discussion only.