



**WINTER GARDEN**  
**CITY OF WINTER GARDEN**  
**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**  
**June 7, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, June 7, 2023 in the City Hall Commission Chambers.

**Agenda Item #1: CALL TO ORDER**

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:31 a.m. The roll was called and a quorum was declared present.

**PRESENT**

**Voting Members:** Chairperson/Planning Director Kelly Carson, Rob Heaviside, Senior Engineer on behalf of City Engineer Jim Monahan; Building Official Skip Nemecek, Assistant City Manager for Public Services Steve Pash, and City Engineering Consultant Art Miller on behalf of Economic Development Director Tanja Gerhartz.

**Others:** Shane Friedman, Senior Planner; Amber McDonald, Planner I; and Ellen King, Recording Secretary.

**ABSENT**

**Voting Members:** Economic Development Director Tanja Gerhartz and City Engineer Jim Monahan.

**Others:** City Attorney Dan Langley

**APPROVAL OF MINUTES**

**Agenda Item #2:**

Approval of minutes from regular meeting held on May 24, 2023.

***Motion by City Engineering Consultant Miller, to approve the above minutes. Seconded by Assistant City Manager for Public Services Pash, the motion carried unanimously 5-0.***

**DRC BUSINESS**

**Agenda Item #3: Solomon's Auto Body– PCD REZONING**

Colonial Drive W – 14451  
Lam Civil Engineering, Inc.

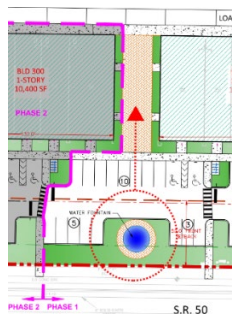
Shazad Nesaralli of Solomons Auto Body; and Scott Garrett of Boss Commercial Real Estate; representatives for the project, attended for discussion. The following items were reviewed and discussed:

## ENGINEERING

8. **Utilities: There is an existing 12" sanitary force main on the north side of SR 50 – a private lift station will be required for the site as shown. There is an existing 12" water main on the south side of SR 50, with an 8" stubbed out to the north side. See as-built for SR 50 utilities forwarded previously. Final plans shall show all Phase I & II meters for potable water and irrigation as the basis of impact fee payment due at the time of the Phase I permitting.** Applicants inquired about the timing of impact fee payments? Staff informed utility impact fees are paid upfront to confirm capacity during pre-con meeting. All other impact fees are due at time of permitting. Applicants understood.

## PLANNING

21. **Repeat comment: Please follow CHAPTER 118, ARTICLE X, DIVISION 3. – LANDSCAPE DESIGN STANDARDS, of the City code for landscaping requirements along State Road 50.**
  - a. **A landscaping and irrigation plan has not been provided.** Applicants will submit the irrigation plan and updated landscape plan. Staff requested applicants indicate which existing live oak trees around perimeter will be saved and explained the city's Tree Save Policy.
  - e. **Perimeter landscape buffers will be installed for the entire PCD development regardless of phasing. The buffers will be installed in Phase I and become a condition of approval.** Applicants questioned timing of buffer installation? Staff stated the perimeter landscape buffer installation of the west building area will be after demolition of the building.
24. **Staff did not require the applicant to provide a water fountain, however since one is being proposed please provide an architectural detail showing what the fountain will look like.** Applicants stated this fountain will be removed.
25. **The water fountain would be better served located in the pedestrian corridor, as an amenity, and not next to SR-50. Please relocate the proposed fountain (see below).** This fountain will be removed.



***Motion by Assistant City Manager for Public Services Pash to have the applicant revise and resubmit the site plan for another full DRC review cycle. City Engineering Consultant Miller, seconded; the motion carried unanimously 5-0.***

**Agenda Item #4: Avalon Reserve Village 6 – SITE PLAN APPROVAL**

Avalon Road – 1504

Due Diligence & Property Development, LLC

Jonathan Huels of Lowndes Law; Dustin Brinkman of KPMFranklin; Leah Fitzpatrick of WMGDevelopment; and Kathryn Smith of WMGDevelopment; representatives for the project, attended for discussion. The following items were reviewed and discussed:

**ENGINEERING**

**7. Sheet C3.0 – Utility Plan:**

**c. All on-site utilities shall be privately owned and maintained.** Item discussed, and Staff confirmed these utilities are privately owned and maintained.

**11. Streetlighting, both internally and on all street frontages, is required pursuant to City Code – dark skies lighting is required. A photometric plan has been provided for review by the Planning Department.** Applicant inquired about photometric plan submittal? Staff confirmed no staff comments on this item.

**PLANNING**

**23. Due to the expansive and empty parking area, in the future Lot 3 phase, there will need to be a decorative knee wall installed along the perimeter of Avalon Road and Marsh Road. This will become a condition of approval for the overall site plan.**

Applicant inquired if decorative knee wall could be a condition of the overall site plan to be constructed during Phase II? Staff discussed and agreed and requested applicants place a note on the plans to be constructed during future Phase II development.

**STANDARD GENERAL CONDITIONS**

**28. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code.** Applicants understood.

***Motion by Assistant City Manager for Public Services Pash to have the applicant revise and resubmit the site plan for staff review only. City Engineering Consultant Miller, seconded; the motion carried unanimously 5-0.***

**Agenda Item #5: Sweet Fish Media – SITE PLAN APPROVAL**

Orange West Blvd – 1123

CivilCorp Engineering

This item was postponed to a date uncertain due to applicants not attending this meeting.

**Agenda Item #6: Point on Plant – SITE PLAN APPROVAL**

Plant Street E – 996  
Dao Consultants, Inc.

This item was postponed to a date uncertain due to applicants not attending this meeting.

**Agenda Item #7: Lot Split 229 – LOT SPLIT**

2<sup>nd</sup> Street – 229  
Maribel Godinez

This item was tabled at the request of the applicants.

**ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 9:42 a.m. by Chairperson/Planning Director Kelly Carson.

**ATTEST:**

**APPROVED:**

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*DRC Recording Secretary, Ellen King*

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*Chairperson, Kelly Carson*

**DISCUSSION ITEMS ONLY**

**Agenda Item #8: Ellerbee Subdivision – PROJECT FEASIBILITY**

Ellerbee Road – 14245  
Boyer Building Corporation

This item was postponed to a date uncertain due to applicants not present during this meeting.

**Agenda Item #9: Sookdeo Family Medical Building Project – PROJECT FEASIBILITY**

Broad Street – 10  
Bravo Engineering, LLC

This item was tabled at the request of the applicants.

**Agenda Item #10: Dutch Bros. – PROJECT FEASIBILITY**

Colonial Drive W – 14001  
Z Development

Kevin Busse of Z Development; representative for the project, attended for discussion only.

**Agenda Item #11: Winter Garden Village – PROJECT FEASIBILITY**

Daniels Road – 3017  
DDR Winter Garden LLC

Drew Wishman of Kimley-Horn Associates; representative for the project, attended for discussion only.

**Agenda Item #12: Warrior Road Subdivision – PROJECT FEASIBILITY**

Warrior Road – 12520  
Malak Corporation

This item was tabled at the request of the applicants.

**Agenda Item #13: Puppy Dreams Pet Boarding – PROJECT FEASIBILITY**

Vineland Road – 703  
Klima Weeks Civil Engineering, Inc.

Selby Weeks of Klima Weeks Civil Engineering, Inc; representative for the project, attended for discussion only.