



**WINTER GARDEN**  
**CITY OF WINTER GARDEN**  
**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**  
**August 3, 2022**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 3, 2022 in the City Hall Commission Chambers.

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

Chairman/Community Development Director Steve Pash called the meeting to order at 9:30 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, and City Engineering Consultant Art Miller on behalf of City Manager Jon C. Williams

**Others:** Senior Engineer, Rob Heaviside; Kelly Carson, Urban Designer; Shane Friedman, Senior Planner and Recording Secretary, Ellen King

**ABSENT**

**Voting Members:** City Manager Jon C. Williams; and Economic Development Director Tanja Gerhartz

**Others:** City Attorney, Dan Langley

**APPROVAL OF MINUTES**

**Agenda Item #2:**

Approval of minutes from regular meeting held on July 20, 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: 705 Hennis Road – SITE PLAN**

Hennis Road - 705

Timothy W. Schutz, P.E.

Tim Schutz of Timothy W, Schutz, PE; and Mark Buot of ROIAVE (Owner's Rep); applicants for the project were in attendance for discussion. The following items were reviewed and discussed:

#### **ENGINEERING**

4. **All driveways shall meet the City's driveway requirements as specified in Code: 24' minimum width – 36' maximum, including transitions; 15' minimum side setback from property line; 75' minimum distance between double driveways. See Section 2.10 of Appendix A of the City Code concerning commercial/industrial driveways.** Curb cut to curb cut 15' setback is required. The use is uncertain at this time. Once the use is determined staff can discuss the 15' setback from the property line. Repeat comments and prior submittals is used because it's the exact same plan that came in under the previous owner. We need to know the use, what is going in here, and what the impact is.

***Motion by City Engineer Monahan moved 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 4-0.***

#### **Agenda Item #4: Nurture Place – SPECIAL EXCEPTION**

Vineland Road – 721

Klima Weeks Civil Engineering, Inc.

Selby Weeks of Klima Weeks Civil Engineering, Inc.; and Angela Gonzalez of The Nature Place; representatives for the project were in attendance for discussion. The following items were reviewed and discussed:

#### **PLANNING**

17. **Note: A community meeting is required.** The building elevations will be reviewed with staff.
22. **There is no dumpster proposed on the site plan. How is solid waste being facilitated?** The applicant to provide use as an employee breakroom for a counseling center and request roll offs.

***Motion by City Engineer Monahan moved to have the applicant revise and resubmit the Special Exception Permit for staff review only. City Engineering Consultant Miller, seconded; the motion carried unanimously 4-0.***

#### **ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 9:39 a.m. by Chairman/Community Development Director Steve Pash.

**ATTEST:**

**APPROVED:**

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***DRC Recording Secretary, Ellen King***

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***Chairman, Steve Pash***