



**CITY OF WINTER GARDEN  
DEVELOPMENT REVIEW COMMITTEE  
MINUTES  
September 15, 2021**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, September 15, 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 9:30 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 Assistant City Manager for Public Services Jon Williams.

**Others:** Art Miller, City Engineering Consultant; Shane Friedman, Senior Planner; Jordan Kowalchik, Planner I and Colene Rivera, Recording Secretary.

**ABSENT**

**Voting Members:** Economic Development Director Tanja Gerhartz

**APPROVAL OF MINUTES**

**Agenda Item #2:**

Approval of minutes from regular meeting held on September 1, 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: ADS Manufacturing Plant, Parking Expansion – Site Plan**

West Crown Point Road N – 115  
Kimley-Horn

Jose Zavier of Advanced Drainage Systems, Dan Ferry of Advanced Drainage Systems and Juan Rodriguez of Kimley-Horn; representatives for the project, attended for discussion. The following items were reviewed and discussed:

**PLANNING COMMENTS**

11. **The Applicant has provided quotes that the sidewalk will cost \$30-\$35,000 to install, but has requested to donate to the City sidewalk fund in lieu of installing. Based on the information provided by the applicant the City will accept the \$35,000 to the sidewalk fund. This is a condition of approval for the site plan and shall be paid prior to the issuing of any permits for this project.** Applicants wished to discuss the costs for the sidewalk, landscaping and infrastructure budget numbers versus actual costs with city staff. Applicants stated that there is approximately 800 linear feet of frontage that needs to have sidewalk and landscaping. Applicants are proposing an initial contribution portion this year and remaining contribution next year. City will review this option and get back to the applicants.

***Motion by Community Development Director Pash to table this project until the budget numbers for the sidewalk installation can be determined. Assistant City Manager for Public Services Williams, 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.

**DISCUSSION ONLY**

**Agenda Item #4: 17805 Marsh – Project Feasibility**

Marsh Road – 17805  
Cycorp Engineering, Inc

John Rhodes of ICN Homes; representative for the project, attended for discussion only.

**Agenda Item #5: 739 Vineland Office Building – Project Feasibility**

Vineland Road – 739  
Dave Schmitt Engineering, Inc.

Jeffrey Ewing of Woodland Group; representative for the project, attended for discussion only.

**ATTEST:**

**APPROVED:**

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**DRC Recording Secretary, Colene Rivera**

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**Chairman, Steve Pash**