



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
NOVEMBER 22, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, November 22, 2023 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:30 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 City Engineering Consultant Art Miller on behalf of Economic Development Director Marc Hutchinson.

Others: Shane Friedman, Planning Supervisor; Yvonne Conatser, Senior Planner; Amber McDonald, Planner I and Ellen King, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Marc Hutchinson and Assistant City Manager for Public Services Steve Pash.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on November 8, 2023.

***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: West Market Lot 10 – SITE PLAN APPROVAL

Colonial Drive W – 14230
Connelly and Wicker, Inc.

Randall Gill of J Hebden Park, LLC; representative for the project, attended for

discussion. The following items were reviewed and discussed:

City Engineering staff commented the lot is very small for the size of water meters proposed and suggested Applicant consider anticipated flow needs and adjust meter size. The Applicant understood.

PLANNING COMMENTS

- 6. A community meeting is required for all major site plans.** Applicant will work with Planning staff to schedule a community meeting.

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

Agenda Item #4: The Whole Enchilada – SITE PLAN APPROVAL

Plant Street W – 129

The Whole Enchilada

Nicole Gargas of Gemini Land Development Inc; representative for the project, attended by phone conference for discussion. The following items were reviewed and discussed:

PLANNING COMMENTS

- 10. Noise prevention. The applicant has submitted a letter from Suncoast Integrated Solutions Inc, an acoustical engineering firm. The letter states the “strategic design and material selection will profoundly attenuate sound transference, ensuring optimal acoustic conditions” from the outdoor restaurant area. Staff is reviewing the report and will continue to work with the applicant should additional conditions and materials be required to assure noise levels from the outdoor restaurant meet the City Code.** Applicant understood.
- 11. Exterior lighting. Please add photometric information for the proposed exterior lighting of the addition.** Applicant commented that no exterior lighting is proposed because of existing light poles are sufficient and provide enough lighting.
- 12. Revised Note. Architectural Review Historic Preservation Board (ARHPB) approval is required. Once the DRC approves the site plan the applicant should update the August 2022 ARHPB application and resubmit for review. As elevations and architectural drawings were submitted with the site plan Staff notes the following building discrepancies that should be addressed prior to resubmission to the ARHPB:** The Applicant will submit an updated ARHPB Application with revised architectural plans. City staff stated once architectural plans are approved by ARHPB the Major Site Plan will go before City Commission for approval.

Motion by City Engineer Monahan to have the applicant revise and resubmit the site plan 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 9:40 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/s/

DRC Recording Secretary, Ellen King

/s/

Chairperson, Kelly Carson