



WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
February 3, 2021

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, February 3, 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 9:31 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: City Attorney Dan Langley, City Engineering Consultant Art Miller, Senior Engineer Rob Heaviside, Urban Designer Kelly Carson, Senior Planner Shane Friedman, and Recording Secretary Edlyn Gonzalez.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on January 20, 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: Belle Meade Subdivision Outparcel #1 – Site Plan Approval

Avalon Road – 1805
Kimley-Horn and Associates, Inc.

Brent Lenzen of Kimley-Horn; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

5. Sheet C4.0 – Site Plan:

- a. **We do not support the new full access driveway and added southbound left turn lane on Avalon Road since a left turn lane was added at Belle Meade Drive with the intersection improvements and the proposed driveway is too close to the existing Belle Meade Drive entrance.** Applicant acknowledged and will reconfigure.
- b. **The driveway on Belle Meade Drive is too close to Avalon Road and should be moved east to align with the driveway on the other commercial parcel.** City Staff suggested the applicant provide details for the driveway on the south side and display the Belle Meade entrance with entry gate and surrounding commercial parcels.

PLANNING COMMENTS

22. **What is the necessity for adding so much fill to the property (4+ feet in some areas)? This eliminates the potential to save some trees, creates the need for retaining walls against the road, and may look out of character with the surrounding developments.** Applicant explained that the sewer stub out is very high and discussed an alternative to core drill into the back of the lift station wet well in order to make a connection to the parcel. City Staff approved of this alternative.

City Staff requested a traffic study with the following submittal.

Motion by City Engineer Monahan to have the applicant revise and resubmit the site plan for another full DRC review cycle. Assistant City Manager for Public Services Williams, seconded; the motion carried unanimously 4-0.

Agenda Item #4: WG Shopping Center, Aldi Expansion – Site Plan

Colonial Drive W - 14001

Kimley-Horn and Associates, Inc.

Brent Lenzen of Kimley-Horn; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

1. **The plan shows parking being added on the property that is owned by the Mosaic Church. Provide the Church’s approval of this work that is not a part of the WG Regional Shopping Center.** Applicant acknowledged.
2. **Utilities: No new utilities are shown. Will there be any additional utility connections? Any changes or additions to water meters?** Applicant confirmed that no utilities will be altered.

PLANNING COMMENTS

- 7. The plan does not show replacement landscaping for the shrubs and trees being removed in the building perimeter. Please provide replacements and proposed location.** Applicant confirmed they will increase the landscaping buffer.

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

Agenda Item #5: Chafin Lot Split – Lot Split

Fullers Cross Road N - 1201
Deloris Berry

Deloris Berry; applicant for the project attended virtually for discussion. The following items were reviewed and discussed:

PLANNING COMMENTS

- 1. If approved the lot split will separate the home on the Northern Parcel from its septic tank and drain field. Please provide certification that the existing septic tank and drain field can support two homes. If the septic tank and drain field are large enough to support two homes, and this is the intention of the applicant, then the applicant will have to execute an access/easement agreement for the septic tank use between the two properties before the lot split can be approved.** Applicant received clarification from City Staff.

Motion by City Engineer Monahan to have the applicant revise and resubmit the lot split for another full DRC review cycle. Assistant City Manager for Public Services Williams, seconded; the motion carried unanimously 4-0.

Agenda Item #6: Smith Lot – Lot Split

Smith Street E – 342
Winter Garden Construction Inc.

Adrian Galvan of VMG Construction Inc.; applicant for the project was in attendance for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

- 1. Demolition permit is required if any buildings are to be removed.** Applicant acknowledged.

PLANNING COMMENTS

- 6. This property has R-2 zoning which have minimum lot requirements of 75 feet for the lot width, 100 feet for the lot depth, and 7,500 square feet for the lot area. This lot split proposal will require variances for the lot dimensions. Both proposed lots will require a**

