



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
August 4, 2021**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, August 4, 2021 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Urban Designer, 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: City Engineer Jim Monahan, Building Official Skip Nemecek, Assistant City Manager for Public Services Jon Williams and Urban Designer Kelly Carson on behalf of Chairman/Community Development Director Steve Pash.

Others: Dan Langley, Assistant City Attorney; Art Miller, City Engineering Consultant; Rob Heaviside, Senior Engineer; Shane Friedman, Senior Planner; Jordan Kowalchik, Planner I and Edlyn Gonzalez, Recording Secretary.

ABSENT

Voting Members: Chairman/Community Development Director Steve Pash and Economic Development Director Tanja Gerhartz

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on July 21, 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: Lotts Concrete Entrance Road Improvements – Site Plan

Hennis Road - 429
Lott's Concrete

Larry Poliner of RCE Consultants & Rick Higgins of Lott's Concrete; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

9. Sheet C-3 – Site & Grading Plan:

- c. The asphalt pavement section shows crushed concrete or limerock base. The City doesn't recommend limerock base due to high water table – since this is a private driveway the City will not maintain any portion of it. Applicant acknowledged.**

- d. Provide drainage for the improved driveway. The plan shows over 400 feet of new pavement draining directly onto Hennis Road. Staff reiterated that storm water collection is necessary. Applicant will revise plans.

PLANNING COMMENTS

12. The plans propose a new asphalt driveway / road, however there are existing issues and code violations that need to be resolved before proceeding with the proposed project. These issues include, but are not necessarily limited to, unpermitted wetland removal, unpermitted additional buildings erected on site, unpermitted outdoor storage of materials, etc. Please submit plans for the whole site, depicting all existing and proposed improvements for review. Additional comments (site plan, parking, landscape, buffering, irrigation, etc.) will be generated after these items are submitted. An offsite meeting will be scheduled to discuss in further detail.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for another full DRC review cycle pending an offsite meeting. Building Official Nemecek, seconded; the motion carried unanimously 4-0.

Agenda Item #4: Palm Coast Collision – Site Plan

Carter Road - 933

Palm Coast Collision

Tom Ramsammy of Palm Coast Collision & R. Ramsammy of Windermere Collision; representatives for the project, attended for discussion. The following items were reviewed and discussed:

4. **Sheet C-005 – Utility Plan:**
 - b. **Show where potable water line is supplied/connected.** Applicant is to provide Staff with a revised & labeled plan prior to the pre-construction meeting.

Motion by City Engineer Monahan to approve the Site Plan as shown and place it on the next City Commission Agenda. Assistant City Manager for Public Services, Williams, seconded; the motion carried unanimously 4-0.

Agenda Item #5: Recreation World Carport Installation – Minor Site Plan

Colonial Drive W – 14100

Recreation World Inc.

Tim Burton of Giant Recreation World; representative for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING COMMENTS

13. Please provide the setback distances from the new structure to property lines. Applicant will provide this in the resubmittal.

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

