



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
February 1, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, February 1, 2023 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:31 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, Assistant City Manager for Public Services Steve Pash, and Art Miller City Engineering Consultant on behalf of Economic Development Director Tanja Gerhartz;

Others: Rob Heaviside, Senior Engineer; Shane Friedman, Senior Planner; Amber McDonald, Planner I and Ellen King, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Tanja Gerhartz

Others: City Attorney, Dan Langley

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on January 18, 2023.

***Motion by City Engineering Consultant Miller, to approve the above minutes.
Seconded by Building Official Nemecek; the motion carried unanimously 5-0.***

DRC BUSINESS

Applicant for Item #3 was not in attendance, so staff moved on to Item #4 and adjourned meeting at 9:38 am. Item #5 Project Feasibility was discussed and then applicant for Item #3 was in attendance of meeting. Staff agreed to call meeting back to order at 9:45 am to discuss Item #3 comments.

Agenda Item #3: Sunshine Retail Center – SITE PLAN APPROVAL

Colonial Drive W – 14650
Lam Civil Engineering, Inc.

Quang Lam, PE of Lam Civil Engineering, Inc., and Steve Chen of Sunshine Cabinetry; representatives for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING

- 16. A community meeting will be required.** Staff will schedule community meeting.
- 20. There is 36" and 41" oak tree planned to be removed in the northwest section of the plan in the area of the proposed dry pond. The eight parking spaces at the entrance are not required. Removing those spaces could allow a shift in the dry pond and the drive aisle to the east. The applicant must make every attempt to save the mature oaks within the site design.** Staff noted that the Traffic Engineer’s comment (See comment #24 below from LTEC) align with this comment.
- 24. Please refer to the memo dated February 1, 2022, for Transportation Engineering comments.** The applicant inquired about the transportation engineer’s comment below:

LUKE TRANSPORTATION ENGINEERING CONSULTANTS

Per the results of this analysis, it is recommended that the right-in/right-out access connection should be located approximately 150 east of the Men’s Warehouse & Tux site driveway to align with the internal north/south parking lot drive aisle. Relocating the access driveway to this new location will also make it easier for existing trucks. The applicant was directed by staff to contact LTEC Engineer directly for clarification.

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 5-0.

Agenda Item #4: 739 Vineland Office Building – SITE PLAN APPROVAL

Vineland Road – 739
Dave Schmitt Engineering, Inc.

Makram Saredine of Dave Schmitt Engineering, Inc.; representative for the project, attended for discussion **via phone**. The following items were reviewed and discussed:

New comment added by staff during meeting:

PUBLIC SERVICES

This site is being raised by three feet to work the stormwater in, and it is a drastic change in the height. This causes great concern with a lot of the surrounding areas and it will

be out of character. Perhaps there is a better way to handle the stormwater than putting chambers in; such as a retention area which would require the applicant to build a substantially smaller building, less parking, and everything. Applicant stated he would look into it.

PLANNING

17. Per code, 17 parking spaces are required (3 per 1k @ 5,880 SF). This is a code requirement, and the city does not have compact spaces. Applicant understood.

Motion by City Engineer Monahan to have the applicant revise and resubmit the site plan for another full DRC review cycle. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was re-adjourned at 9:47 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #5: Winter Garden Medical Office Building – PROJECT FEASIBILITY

Colonial Drive W – 14237

RCE Consultants, LLC

Larry Poliner of RCE Consultants, LLC; representative for the project, attended for discussion only.