



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
MARCH 12, 2025**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, March 12, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:35 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairperson/Planning Director Kelly Carson, Economic Development Director Marc Hutchinson, City Engineer Jim Monahan, Building Official Skip Nemecek and Assistant City Manager for Public Services Steve Pash.

Others: Rob Heaviside, Senior Engineer; Art Miller, City Engineering Consultant (arrived at the meeting at 9:38 am); Shane Friedman, Planning Supervisor; Yvonne Conatser, Senior Planner; Amber McDonald, Planner I and Ellen King, Recording Secretary.

Other Attendees: Antonio Gibson and Brinn Ciavarella of Lake Apopka Natural Gas District.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on February 26, 2025.

Motion by Assistant City Manager for Public Services Pash, to approve the above minutes. Seconded by Building Official Nemecek; the motion carried unanimously 5-0.

DRC BUSINESS

Agenda Item #3: 1144 E Plant Street Commercial Live Work Unit – SITE PLAN

Plant Street E – 1142 & 1144
GIL, Inc.

Doug Laman of GIL, Inc; representative for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

5. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer’s expense, including potable water, reclaimed water and sanitary sewer. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Use City Standard Detail Sheets for utilities and public works.

According to the plans there will be (1) ¾” potable meters, and (1) 1” irrigation meter. Based on the above, the utility impact fees are as follows:

<u>3/4” Potable Meter</u>	<u>1 ea. @ \$1,086.00</u>	<u>= \$1,086.00</u>
<u>Wastewater for 3/4” meter</u>	<u>1 ea. @ \$1,767.00</u>	<u>= \$1,767.00</u>
<u>1” Irrigation water meter</u>	<u>1 ea. @ \$2,715.00</u>	<u>= \$2,715.00</u>
	<u>TOTAL</u>	<u>= \$5,568.00</u>

(does not include connection/installation fee). Applicant inquired about option to incorporate a larger water meter and show it on his revision submittal? City staff confirmed.

PLANNING COMMENTS

13. Sheet C3.00:

c. Trees and shrubs must be identified on the landscape plan. Applicant understood and will show these details on the revision submittal.

FIRE SAFETY

Applicant inquired about the fire safety comments? City staff confirmed these are general information. Applicant understood.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for staff review only. Building Official Nemecek, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:39 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

/S/

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #4: Project Padel – PROJECT FEASIBILITY

Colonial Drive W – 12800

Marwan Barakat

No representatives for the project were in attendance for this project. This item was tabled.

Agenda Item #5: Walker Pond Road Single Family – PROJECT FEASIBILITY

Walker Pond Road – 12151

Kimley-Horn and Associates

Josh Enot of Kimley-Horn and Associates; representative for the project, attended for discussion only.