



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
March 15, 2023**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, March 15, 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 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, and Assistant City Manager for Public Services Steve Pash

Others: Dan Langley, City Attorney

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on February 15, 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: Smith & Main – SITE PLAN APPROVAL

Smith Street W – 11 & 186 S Main Street
Gemini Design, LLC

Nicole Gargas of Gemini Design LLC; representative for the project, attended for discussion. Also attending was Phil Baker of ARHPB Observer. The following items were reviewed and discussed:

ENGINEERING

Staff questioned the location of the water meters. The applicant stated the water meters will be close to the entrance of the parking area off of Smith instead of Main Street.

FIRE

The applicant had questions regarding fire comments and was directed by staff to contact the Fire Inspection, Vicky Rutherford.

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 4-0.

Agenda Item #4: Johns Lake PD – UVPUD REZONING

Williams Road – 1756, 1401 & 1400
G L Summitt Engineering, Inc.

Scott Boyd of McKinnon Groves, LLLP; and Geoffrey McNeill of AGMCI LLC; representatives for the project, attended for discussion. The following items were reviewed and discussed:

The Applicant discussed in general the history of the site and site topics such as: wide lot mix, the peninsula as a conservation area to keep the woods or offer larger custom lots, recreation areas, school site, lake access/docks, traffic study and OCPS, Amber Sweet Lane improvements, easements, Four Corners area improvements, and active wells on site. City staff clarified their concerns or interests in these topics.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Urban Village Planned Unit Development for another full DRC review cycle. City Engineering Consultant Miller, seconded; the motion carried unanimously 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:07 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: West Orange Storage – PROJECT FEASIBILITY

Susan B Britt Court – 531 & 551

Robert Wallick Associates, Inc.

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