



**WINTER GARDEN**  
**CITY OF WINTER GARDEN**  
**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**  
**July 21, 2021**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, July 21, 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 9:29 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:** Art Miller, City Engineering Consultant; Kelly Carson, Urban Designer; Shane Friedman, Senior Planner; Jordan Kowalchik, Planner I and Edlyn Gonzalez, Board Secretary.

**ABSENT**

**Voting Members:** Economic Development Director Tanja Gerhartz

**APPROVAL OF MINUTES**

**Agenda Item #2:**

Approval of minutes from regular meeting held on July 7, 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: ADS Manufacturing Plant, Parking Expansion – Minor Site Plan**

West Crown Point Rd. N - 115  
Kimley-Horn

Juan Rodriguez of Kimley-Horn; representative for the project, attended for discussion. The following items were reviewed and discussed:

**PLANNING COMMENTS**

***14. Please provide a site plan and elevation for the 6' screening wall, which would run along the southern property line abutting the residential district, that was discussed with the applicants.*** Applicant acknowledged.

**STANDARD GENERAL COMMENTS**

***18. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code.***

Applicant inquired if this may be delayed to a future date. Staff denied any delays for the sidewalk.

Applicant would like to discuss future expansion plans with City Staff. A separate meeting will be scheduled to discuss in detail. Staff clarified that no work for the parking expansion may commence prior to this future meeting to be scheduled or revised plans submitted for approval.

***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.***

**ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 9:35 a.m. by Chairman/Community Development Director Steve Pash.

**ATTEST:**

**APPROVED:**

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***DRC Recording Secretary, Edlyn Gonzalez***

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***Urban Designer, Kelly Carson on behalf of  
Chairman, Steve Pash***