

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
APRIL 23, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, April 23, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:30 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, Assistant Building Official Skip Nemecek, and Assistant City Manager for Public Services Steve Pash.

Others: Art Miller, City Engineering Consultant; Shane Friedman, Planning Supervisor; Yvonne Conatser, Senior Planner; Amber McDonald, Planner I and Ellen King, Recording Secretary.

Other Attendees: Antonio Gibson and Brian Ciaverelia of Lake Apopka Natural Gas District.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on April 9, 2025.

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

DRC BUSINESS

Agenda Item #3: S Boyd Lot Split – LOT SPLIT

Boyd Street S - 615

Jose Angamarca

This item was tabled due to no representatives from the project in attendance.

Agenda Item #4: Tesla Winter Garden Daniels Parkway – MINIOR SITE PLAN

Daniels Road - 3343

Tesla, Inc.

Mark Edwards of Tesla, Inc; representative for the project, attended for discussion via telephone conference. The following items were reviewed and discussed:

PLANNING COMMENTS

6. **Please provide parking calculations. The site must show that it has a parking surplus and can afford to dedicate 16 spaces exclusively for EV use.** Applicant indicated parking spaces are not exclusive to EV charging spots and requested parking spots not be reduced from the overall parking count. City staff requested the applicant provide overall parking numbers and indicate number dedicated to Target and number of EV use spots. Applicant understood.
7. **The applicant is proposing the removal and replacement of three trees. The construction plan notes state that the size and type will be verified on site. However, the applicant is required to provide the type and size (i.e. Diameter at breast height) prior to site plan approval. This must be shown in the site plan.** Applicant will investigate working around the trees to keep on site. City staff stated they prefer the trees be saved. Applicant understood.

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

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:38 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson