



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
April 8, 2026**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, April 8, 2026 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, Building Official Jimmy Appoloney, Economic Development Director Marc Hutchinson and City Engineer Jim Monahan.

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

ABSENT

Voting Members: Assistant City Manager for Public Services Steve Pash

APPROVAL OF MINUTES

Agenda Item #2.A:

Approval of minutes from regular meeting held on March 25, 2026.

Motion by City Engineer Monahan to approve the above minutes. Seconded by Building Official Appoloney; the motion carried unanimously 4-0.

DRC BUSINESS

Agenda Item #3.A: Boys and Girls Club - June Family Branch - Gymnasium Addition – SITE PLAN

9th Street - 459
JuneBug Foundation, Inc

Randy June of June Engineering; representative for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

13. **Permit modification shall be provided from SJRWMD for stormwater and FDEP for water, wastewater and NPDES NOI as may be appropriate.** City staff inquired if stormwater for the new addition was originally submitted in their permits? Applicant has modified the outfall structure slightly and provided updated calculations.

PLANNING COMMENTS

24. **Site Plan, Sheet 2/2a. Please add the following:**
- a. **Parking calculation totals. Is the applicant requesting a reduction in parking requirements?** Applicant explained their parking relief and noted the addition of a dumpster on site. Staff stated revised plans including the dumpster location details will need to be submitted for review. Applicant understood.
 - b. **Label Outside Play Area – Clarify if the area will be developed with the gym. Clarify how the area will be developed. Will any trees be planted? What type of play surface – grass, concrete, etc.? Is the play area included with the impervious calculations?** Applicant stated the Play Area plans as well as landscaping would be submitted separately.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for another full DRC review cycle. Building Official Appoloney, 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 Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

/S/ Shane Friedman on behalf of

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #4.A: Winter Garden Industrial - PROJECT FEASIBILITY

Story Road E - 1037

Lowndes

Jonathan Huels of Lowndes, Aarow Hirschl of Strategic Re Partners, Jonathan Clayton of Maury L Carter & Associates Inc, Scott West of Scott West Tree Services, Robby Moon of KPMF and Cliff Shepard of Shepard, Smith et al; representatives for the project, attended for discussion only.

Agenda Item #4.B: 1142 E Plant Street - PROJECT FEASIBILITY

Plant Street E – 1142

GIL, Inc.

Doug Laman of GIL, Inc.; representative for the project, attended for discussion only.