



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
APRIL 22, 2026**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, April 22, 2026 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Acting Chairperson/ Planning Supervisor Shane Friedman called the meeting to order at 9:30 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Acting Chairperson/ Planning Supervisor Shane Friedman, Building Official Jimmy Appoloney, Economic Development Director Marc Hutchinson, City Engineer Jim Monahan and Assistant City Manager for Public Services Steve Pash.

Others: Art Miller, City Engineering Consultant; Yvonne Conatser, Senior Planner; Amber McDonald, Planner II and Ellen King, Recording Secretary.

ABSENT

Voting Members: Chairperson/Planning Director Kelly Carson

APPROVAL OF MINUTES

Agenda Item #2.A:

Approval of minutes from regular meeting held on April 8, 2026.

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

DRC BUSINESS

Agenda Item #3.A: Merchant Lot Split - LOT SPLIT / RECONFIGURATION

9th Street - 501 and 720 Magnolia Avenue
Hellen Merchant

Hellen Merchant; representative for the project, did not have any questions. City staff stated for the record, as previously discussed with the applicant, she will need to submit

a Variance Application for the reduction of the lot size on Magnolia Avenue. Applicant understood.

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

Agenda Item #3.B: Basketball Academy - SITE PLAN

Marcel Drive – 1680

Interplan LLC

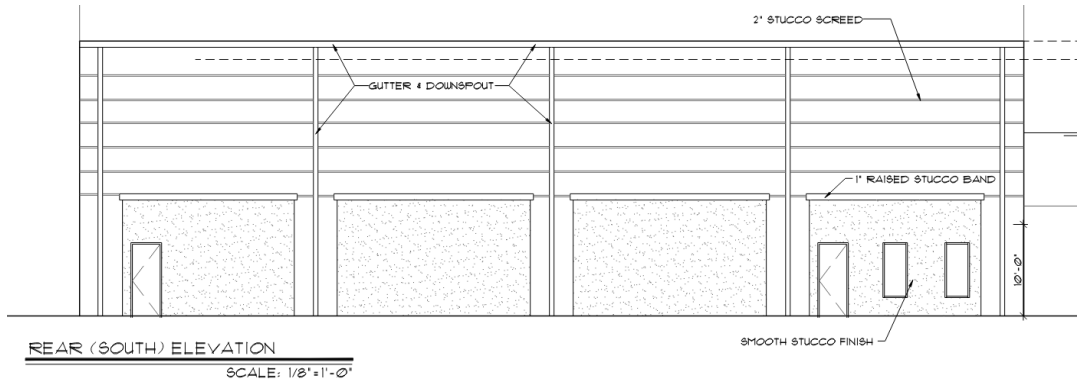
Chris Blurton of Interplan; representative for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

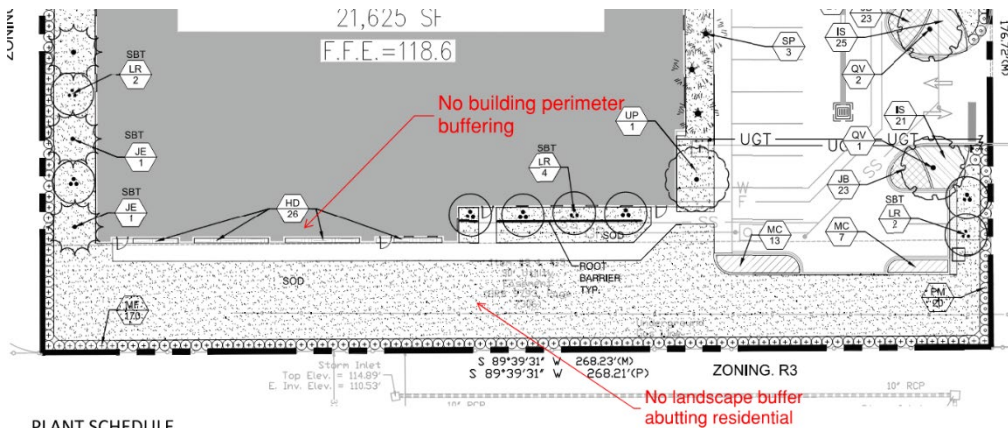
2. ***Previous applications for this site stated that this lot is to be re-platted – please clarify. If re-platting is required, site plan approval shall be contingent on the preliminary plat being approved by the Planning & Zoning Board. Final re-plat shall be approved and recorded prior to issuance of the certificate of occupancy for the site/building.*** Applicant acknowledged the existing plat will be used; no plat or re-plat is proposed.
8. ***Drainage: Maximum impervious surface for C-2 zoning is 70% - 72% shown and must be supported by the St. Johns River Water Management District permit. SJRWMD permit modification will be required.*** Applicant inquired about the 72% maximum impervious surface approved on a previously approved site plan for another project on this lot? City staff stated it may have been missed during review since it was 4 or 5 years ago but needs to be corrected now and C-2 zoning allows maximum of 70% impervious. Applicant understood.

PLANNING COMMENTS

21. ***The applicant is pushing the maximum of their impervious surface ratio and the maximum of their FAR, however they are providing zero landscape screening for the side of the building that is facing the only abutting property with residential neighbors. There is zero buffering with trees on the southern portion of the property (see below). Staff is aware of the utility easement; however this is the responsibility of the applicant to meet the minimum requirements understanding their site limitations. The applicants appear to be overbuilding their lot and may need to make concessions on the building footprint.*** Applicant will add more architectural embellishments on the building, add additional landscaping on the south side of the building and add a root barrier between the force main and easement. City staff stated they need to review the location of the root barrier on the plans before they can determine if it will be acceptable. Applicants understood.



(Two-story blank warehouse façade)



(Zero buffering abutting residential)

25. Please provide a traffic impact analysis of the proposed use. Methodology should first be submitted to the City for review. Applicant inquired about the need for the traffic impact analysis. City staff requested applicant provide a trip generation study instead. Applicant understood.

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 5-0.

Agenda Item #3.C: 429 @ Crown Point - South - PRE PLAT

East Crown Point Road - 530 & 550

Thomas & Hutton Engineering Co./ Gregory Crawford

Gary Boyer of Boyer Building Corp and Greg Crawford of Thomas & Hutton Engineering Co.; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

- 4. **Correct the street name on the south side of the project to Crown Park Circle.**
Applicants will address.
- 16. **Traffic study (TIA) was submitted for review by the Planning Department. An Agreement to participate in the Traffic Impact Analysis and coordination with the City's Transportation Consultant on proposed improvements to the intersection of East Crown Point Road and Crown Park Circle (i.e. signalization, etc.) will be required. A proportionate fair share contribution will be determined for the improvements needed.**
Applicants questioned the fair share and if it applies to all sixteen acres? City staff stated the proportionate fair share does apply to all sixteen acres and will be provided in the next review comments. However, it will be piecemealed due to the site being split up. Applicants understood.

PLANNING COMMENTS

- 17. **Transportation: See Engineering Comment 16 of this staff report. The proportionate fair share will be provided at site plan review.** Same as Comment Item #16.

Motion by City Engineer Monahan to recommend the Preliminary Plat be placed on the next available Planning and Zoning Board Agenda. Building Official Appoloney, seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:45 a.m. by Acting Chairperson/Planning Supervisor Shane Friedman.

ATTEST:

APPROVED:

/S/

/S/

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #4.A: Various Parcels - Winter Garden Villas – PROJECT FEASIBILITY

Avalon Road
Global Investments & Management Group LLC

Luciano Santos and Stefano Bello of X-Built Developers; representatives for the project, attended for discussion only.

Agenda Item #4.B: Professional Office - PROJECT FEASIBILITY

Woodland Street S – 205

Civil Engineering Solutions, Inc.

Clinton Pownall, Property Owner and David Clutts, PE of Civil Engineering Solutions, Inc.; representatives for the project, attended for discussion only.