

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
JULY 2, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, July 2, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:35 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, Building Official Jimmy Appoloney and Assistant City Manager for Public Services Steve Pash.

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

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on June 18, 2025.

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: Johns Lake PD - UVPUD Rezoning

Williams Road 1756, 1401 & 1400 and 17729 Marsh Road
G L Summitt Engineering, Inc.

David Gastez of Atwell, LLC, Paul Sladek of Shutts & Bowen, Geoffrey McNeill of AGMCi LLC, Heather Isaacs of Isaacs Strategy Solutions, Scott Boyd of McKinnon Corporation, and Debra Wsnkowitz of Leap Development Group, LLC, Chris Walsh of Walsh Traffic,

Stefani Vitale and Christopher Mills of Orange County Public Schools; representatives for the project, attended for discussion. The following items were reviewed and discussed:

City staff requested Applicants schedule an off-line meeting with Planning staff to go over all Traffic comments.

PLANNING COMMENTS

The applicant intends to provide a tree survey and mitigation plan, as well as a geotechnical report for the karst features, at the preliminary plat application stage of development in lieu of the rezoning application stage. The preliminary plat, and tree mitigation plan, will be approved by the City Commission. This will become a condition of approval in the rezoning ordinance. Due to extensive changes that could occur to the lot layouts and street network from the results of the tree survey, staff will require the applicant to create a transect zone plan in lieu of the fine-grain network plan with lot layouts. The transect zones should include all development regulations of that transect. The lot envelope plans shall be created for each phase at time of pre-plat submittal. The UVPUD density will be the maximum density allowed. Any change in lot sizes or transects zones will not increase the density.

Overall, the information provided is less detailed than what the city has received in the past from much smaller and less complex planned developments. Additional details must be submitted before the project can move forward. Applicants asked for clarification on this comment? City staff explained and discussion ensued; the applicants stated they were leaning toward a tree survey.

20. Sheet C0.10 General Notes: The General Notes have uses, preemptions, and provisions concerning development. These are not typical general note guidelines. Below are the notes that need to be moved, removed or expounded upon in other areas of UVPUD. Staff explanations are underlined:

- b. Remove - Note 7. Accessory dwelling units are permitted on all lots and shall comply with the requirements of Sec. 116-511. The applicant is siting Orange County Code of Ordinances. Section 118-1064(h) of City Code speaks to ADUs in a UVPUD. Please be aware that this is not a blanket allowance. In order for this to be allowed provisions need to be written into the UVPUD.** Applicants asked if Note 7 was to be fixed or removed? City staff stated provisions would need to be written into the UVPUD such as maximum percentage, standards, maximum square footage, etc. Applicants understood.
- c. Expound on - Note 8. All residential lots include ability for live work uses. How is the applicant defining "live work?" This use will not be applicable to all lots without definitions and standards.** Applicants inquired if staff could provide examples from other projects? City staff gave the example of Waterside Phase II.
- d. Expound on - Note 9. Golf Carts are permitted to be used on the roadways subject to Florida Statutes. If direction is given on Golf Carts within the UVPUD then there needs to be precautions explaining that Marsh Road, although listed at a lower speed limit, is not conducive to Golf Cart use. Marsh Road is a route used a lot by transportation and agricultural companies with heavy trucks.** Applicants will address.

- e. Expound on - Note 10. Changes to lot locations and lot mix are deemed minor modifications; provided the final lot mix includes no less than three (3) lot types with a minimum of 10% of the overall lots, except lakefront lots. This note is confusing. This may need some rewording. Transect zones will include specific number and percentages for each lot type. Applicants will address. City staff will provide examples for reference.
- f. Remove or Revise - Note 17. Each lot or tract that is contiguous to Johns Lake... The applicant has not provided a master dock plan showing how the development meets City Code requirements as they pertain to docks and has not received approval from the SJRWMD. This is required. Furthermore, the applicant is requesting that multiple docks be allowed on one tract with a provision no more than seven (7). This will not be supported at this time without knowledge of how such a configuration would work. Applicants asked if this was out of a PD and requested an example. City staff will provide.
- g. Remove – Note 20. Street lighting installed in the project may be solar powered. Although the City encourages creative green solutions, this note comes with no provisions on the type of streetlight, the location of the photovoltaic cells, power stations, electrical boxes, etc. There are no standards accompanying this note to where staff can make a proper assessment to allow such a provision. Furthermore, streetlighting will also have to be coordinated through Duke Energy. Please be aware that any proposed streetlighting in the future that combines alternative power sources with supplemental support equipment will be owned and maintained by the future Homeowners Association. Applicants inquired if they could revise Note 20 rather than remove? Discussion ensued. Applicants will revise Note 20.
- h. Revise – Note 24. Neither the platting of all or any portion(s) of the property, nor the clearing or grading of all or any portion(s) of the property, shall constitute abandonment of agricultural uses(s) and/or purpose(s); prior and/or new agricultural uses and purposes may be reestablished on any portion(s) of the property that has been cleared and/or graded. This entire note needs to be revised to only state “The platting of a portion of the property shall not constitute abandonment of bona fide agricultural use(s) for the unplatted portion(s) of the property.” Applicants will contact City Attorney for clarification regarding the language.

21. Sheet C1.00 Site Plan:

- e. Staff still has concerns with the proposed agritourism use. The UVPUD states all “agritourism activity” as defined by Florida Statutes 570.86 such as farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions however, this statute also states agritourism activity does not include the construction of new or additional structures or facilities intended primarily to

house, shelter, transport, or otherwise accommodate members of the general public.

Please be advised that the nonresidential uses listed for the agricultural land do not have any development criteria included. All the amenities and buildings shown in the Public Realm exhibit such as homes, cottages, event spaces, etc., may have problems being permitted through the City in the future. The state statute appears to be written to accommodate actual working farms and existing structures. Ag exemptions for building permits are typically for non-residential pole barns and structures. That being said, does the applicant have any examples of such activities proposed within a planned development that the City can cross reference? Also, what is the current agriculture use that exists on the site today that will be permitted to continue through the UVPUD?

Applicants inquired about navigating the agritourism? City staff inquired about the type of agriculture proposed and discussion ensued? Applicants explained proposed uses such as Nelson Roses, green houses and kayaking; and will provide a layout with narrative details with the next revision submittal.

22. Sheet C1.50 Building Placement and Lot Landscaping Details:

- d. Please remove reference to “Entry Gates” for Lakefront lots. All homes will be subject to the City’s fence requirements. Applicants inquired about fence requirements and discussion ensued. City staff explained the entry gates would be limited to 4’ height, no walls and requested applicants provide details with the next revision for staff to consider. Applicants will comply.

23. Sheet C2.50 Open Space Plan:

- b. What is being conveyed in the below Tract Table? How are the active recreation acreages larger than the tract acreages? As an example, there is a lift station tract (LS-1) listed as 0.06 acres. Besides that, is an active recreation acreage of 0.47 acres. Also, is the applicant using a lift station tract to satisfy active recreation? The applicants stated every number in the table below needed to slide up one and then the numbers would be correct. This will be updated in next submittal.

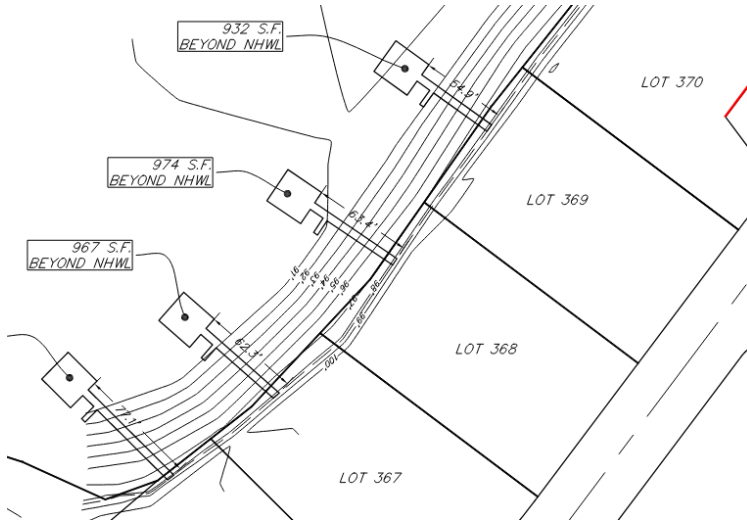
TRACT TABLE				
PARCEL NUMBER	DESCRIPTION	TRACT AREA	ACTIVE RECREATION	OPEN SPACE
AR-1	COMMUNITY AMENITY TRACT	2.62 AC		
AR-2	NEIGHBORHOOD PARK TRACT	2.36 AC	2.62 AC	
AR-3	MEW PARK TRACT	1.19 AC	2.36 AC	
AR-4	MEW PARK TRACT	0.75 AC	1.19 AC	
AR-5	NEIGHBORHOOD PARK TRACT	6.76 AC	0.75 AC	
AR-6	NEIGHBORHOOD PARK TRACT	1.38 AC	6.76 AC	
AR-7	SUNSET PIER PARK TRACT	0.47 AC	1.38 AC	
LS-1	LIFT STATION TRACT	0.06 AC	0.47 AC	
LS-2	LIFT STATION TRACT	0.06 AC		
DS-1	DRY POND BANK TRACT	0.85 AC		0.85 AC
DS-2	DRY POND BANK TRACT	0.68 AC		0.68 AC
DS-3	DRY POND BANK TRACT	0.85 AC		0.85 AC
DS-4	DRY POND BANK TRACT	1.26 AC		1.26 AC

24. Sheet C2.80 – C2.90 Dock Plan:

- a. The proposed dock plan is not acceptable. The plans do not depict any docks and how they will meet the City code requirements of Sec. 118-1323. - Shoreline

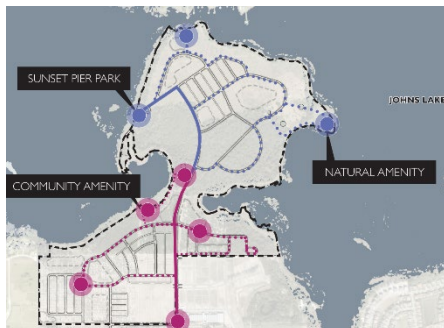
improvements—Docks, seawalls, and other shoreline improvements (i.e. square footage, length, setbacks, etc.). Applicants inquired if the dock plan is provided during the Preliminary Plan aspects? City staff stated the standard details for docks are referenced in the Master Dock Plan. Applicants understood.

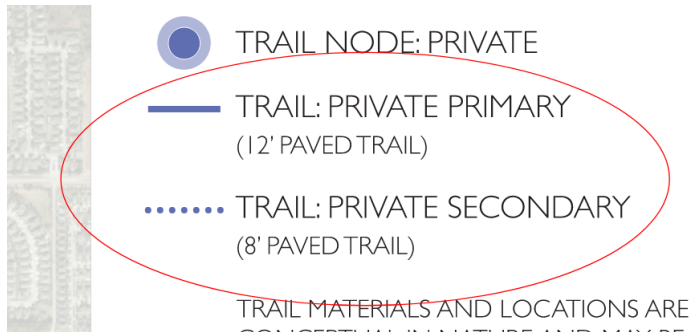
- b. Note: The following example is from the Hickory Hammock Master Dock Plan and shows a typical layout.** Applicants questioned the example provided below. City staff stated this is the maximum but there is flexibility allowed for standards to avoid future variance requests later.



25. Public Realm Vision:

- b. Why is the sidewalk and trail system on Phase 2 labeled private (see images)?** Applicants requested clarification of this comment and a discussion ensued. City staff stated the sidewalk is privately maintained but would have public access; and applicants may want to consider using an unlocked gate with sidewalk access. Applicants will revise plan with next submittal.





27. **The increase in density to 613 lots will require a revision to the OCPS Formal School Capacity Determination.** Applicants stated they are still in discussions with Orange County Public School representatives. The School Representatives were present at this meeting.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Urban Village Planned Unit Development for another full DRC review cycle. Assistant City Manager for Public Services Pash seconded; the motion carried unanimously 5-0.

Agenda Item #3.B: Beazer Windham Park – Construction Plans

Avalon Road 1265 & 1271

Beazer Homes LLC

Yosyany Medina Pinera and Christopher Warshaw of ETM Inc, and Jake LaFemina of Beazer Homes; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

3. Sheet 2 – Master Site Plan:

- f. Alleys shall be one-way and shall be posted as “no parking” as noted. Provide pavement marking and signage plan to show one-way directional signing.**

Applicants will comply.

5. Sheet 5 – Utility Plan:

- b. All irrigation is shown to be supplied by stormwater reuse – a well is not permitted if reuse is available. A backup connection to the reclaimed water system with a meter assembly including a backflow will need to be provided. The master irrigation system will be owned and maintained by the HOA.**

Applicants will review the irrigation plan.

- f. Pump station pumps are required to be 5 hp minimum and increase in increments of 5 hp. Please revise pump selection for both scenarios (see h. below).** Applicants will comply.

- g. Incoming invert to the station is too shallow to be a regional station. Currently**

less than 6 feet of depth. Please revise. Applicants questioned the depth? City staff stated 8 feet or 10 feet would be appropriate.

PLANNING COMMENTS

21. Architectural Elevations –The revised elevations do not meet the designs submitted with the approved PUD “Exhibit “C””. Please provide consistent elevations.

a. Elevation A and B appear to be similar in design, materials and style that do not “provide variety and architecture interest throughout the community.” The elevations are not consistent with those provided with the PUD Exhibit “C”.

b. While the applicant has raised the entry of the townhouse to be 18” above grade, the design still lacks a front porch.

i. Staff is available to meet and discuss design criteria further. Applicants will have their Architect reach out to the city’s planning staff.

22. Tree Preservation and Removal Plan -

a. Staff has reviewed the response to comments with regard to the PUD tree preservation and removal chart. Staff does not approve of most of the trees to be removed. Applicants will provide a comparison plan in the next submittal.

24. Plan Sheet 4: Portions of Building 1, 2 and 5 appear to encroach into the 25’ Landscape Easement. Please address to assure the buildings are out of all easement areas.

Applicants will comply.

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

Agenda Item #3.C: Seasons 52 – Site Plan

Daniels Road - 3143

Nunnco Consulting Inc

Brett Mashchak of Nunnco Consulting Inc, and Art McIntosh of Darden . Season’s 52; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

8. Minimum 5’ wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Existing sidewalks, pavement and curbs will be checked at completion and any damaged sections shall be replaced. Applicants inquired about this comment? City staff affirmed this is a general comment. Applicant understood.

BUILDING COMMENTS

15. The dumpster enclosure on page SP1.2 shows the gates encroaching into the required minimum 12’ clear opening required by the Winter Garden Standards, plan date January 2024, Page 11, Detail 7, available on the Winter Garden website. The detail reads: “2 separate 12’ X 12’ clear areas free of bollards, walls and gates including hinges

required.” Applicants will address.

16. The dumpster enclosure shows a header above the openings at 10’ with a roof over the enclosure. The city does not have the means to pick up the dumpsters that have an overhead obstruction, this area must be kept open and clear to enable the truck to access the dumpster. Applicants questioned if the dumpsters could be a roll-out? City staff stated they would look into this option for consideration.

PLANNING COMMENTS

17. REPEAT COMMENT: This elevation will require more fenestration or spandrel glass. A blank façade facing Daniels Road will not be supported. Applicants explained the proposed look for the building as a prairie style look with heavy horizontal lines and heavy overhang eaves, the glazing would not be preferred since restrooms are behind the big horizontal box area and would prefer to avoid any vertical pieces to break up the horizontal areas. City staff stated they would like to see these large areas broken up with spandrel glass or some other creative elements. Applicants will submit revised designs to run by city staff.



19. Sheet L1.1 indicates Tree ID 4 & 5 are to be removed. Staff does not support the removal of these trees and they are not located on the subject property. In addition, the City requires 2-to-1 replacement. Please be aware that crape myrtle and cabbage palms will not count as replacement trees for canopy trees. Applicants hired an Arborist who recommended three trees be removed due to stress with two in the right-of-way. City staff will review the Arbor’s Report to consider removal and asked if the Applicants would agree to replacing the trees with like size. Applicants agreed.
20. The landscape plan does not include the required trees within the existing tree diamonds. Applicants will comply.
22. A community meeting is required. City staff reviewed this process with applicants.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for staff review only. Assistant City Manager for Public Services Pash seconded; the motion carried unanimously 5-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 10:43 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson