

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
JULY 16, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, July 16, 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, City Engineer Jim Monahan, Building Official Jimmy Appoloney 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.

ABSENT

Voting Members: Economic Development Director Marc Hutchinson

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from Special Session meeting held on July 9, 2025.

Motion by Assistant City Manager for Public Services Pash, to approve the above minutes. Seconded by Building Official Appoloney; the motion carried unanimously 4-0.

DRC BUSINESS

Agenda Item #3.A: Winter Garden Regional Shopping Center (Out-Parcel) – SITE PLAN

Colonial Drive W - 14001

Kimley-Horn and Associates, Inc

Regan O’Laughlin of Kimley-Horn; representative for the project, attended for discussion. The following items were reviewed and discussed:

City staff added an Engineering comment, the lift station has been problematic and upgrades may be needed and required as a condition. Applicant understood and will provide revisions with plan resubmittal.

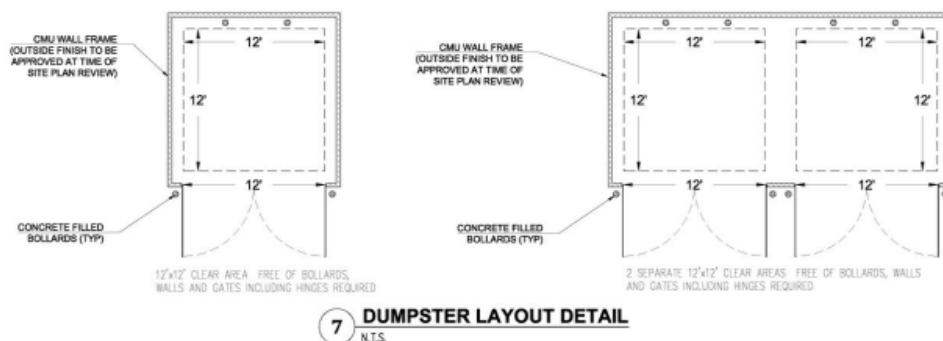
ENGINEERING COMMENTS

3. Sheet C6.0 – Utility Plan:

- a. **All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. Any irrigation lines within public R/W shall be purple in color.** Applicant inquired about a specific detail for connection of a future reclaim stub. City staff stated dual piping and a jumper from the potable flow, but the meter location does not allow for a connection unless out in the street, discussion was held. Applicant understood.

PLANNING COMMENTS

10. **All storage or dumpster/solid waste areas shall be designed with a six-foot masonry wall. An eight-foot masonry wall will not be permitted.** Applicant understood and will revise.
11. **Dumpster must have 12 foot inside clearance.** Applicant understood and will revise.



12. **Please refer to Traffic Engineer review memo dated May 9, 2025 for traffic comments.** Applicant stated the developer agrees with all the findings and had no further comments; they plan to complete the project by December 2025 and not update the TIA as requested in the memo.

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 4-0.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:42 a.m. by

Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson