

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
November 5, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, November 5, 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, 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; Clayton Krater, Deputy Building Official; Yvonne Conatser, Senior Planner and Ellen King, Recording Secretary.

APPROVAL OF MINUTES

Agenda Item #2:

Approval of minutes from regular meeting held on October 22, 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. (City Engineer Monahan was not yet present.)

DRC BUSINESS

Agenda Item #3: Johns Lake PD - REZONING

Williams Road 1756, 1401 & 1400 and 17729 Marsh Road
McKinnon Groves LLLP

Applicant has requested this item be tabled until the November 19, 2025 DRC meeting.

Motion by Assistant City Manager for Public Services Pash, to table this item until the next DRC Meeting on November 19, 2025. Seconded by Building Official Appoloney; the motion carried unanimously 4-0.

9:36 am City Engineer Monahan arrived at the meeting.

Agenda Item #4: Covenant Group – SITE PLAN

Colonial Drive W - 14134

Powell Studio Architecture

Ashley Perez of Powell Studio Architecture; representative for the project, attended for discussion. The following items were reviewed and discussed:

BUILDING COMMENTS

- 15. There are two proposed configurations for the dumpster enclosure, both on page C-3 & page C-8. Which version is to be used?** Applicant asked for clarification. City staff stated the applicant should use the City Standard as on page C-8 for interior of the dumpster. Applicant understood.

PLANNING COMMENTS

- 16. REPEAT COMMENT: Must provide a signed and sealed boundary survey.** Applicant indicated a signed and sealed electronic version of the boundary survey was submitted. She requested confirmation of receipt by the city. City staff will respond back to the applicant at a future time with confirmation.
- 19. A community meeting is scheduled for Monday, November 24, 2025.** Applicant requested confirmation of the community meeting being moved to Thursday, December 4, 2025? City staff confirmed.

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.

ADJOURNMENT

There being no more business to discuss, the meeting was adjourned at 9:40 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #5: Boys and Girls Club Gym/Basketball Court Addition – PROJECT FEASIBILITY

9th Street - 459

June Bug Foundation / June Engineering

Mack Reid of Boys & Girls Clubs of Central Florida and Lauryn June Lackey of June Engineering; representatives for the project attended for discussion only.