

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
NOVEMBER 19, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, November 19, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:31 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; Shane Friedman, Planning Supervisor; Yvonne Conatser, Senior Planner; Amber McDonald, Planner II and Ellen King, Recording Secretary.

APPROVAL OF MINUTES

Agenda Item #2.A:

Approval of minutes from regular meeting held on November 5, 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
McKinnon Groves LLLP

Geoffrey McNeill of AGMCi LLC, Scott Boyd of McKinnon Groves LLLP, Heather Isaacs of Isaacs Strategy Solutions, Paul Slader of Shutts & Bowen, David Gastez of LJA Engineering and Debra Ushkowitz of Leap Development Group; representatives for the project. The Applicants had no items to discuss; they will revise and resubmit plans for

staff review.

City staff stated the Community Meeting will be scheduled by staff for either January 13th or 14th at SunRidge Elementary School to accommodate large attendance numbers; staff will verify the date with applicants. The Applicants understood.

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.B: Center for Digestive Health – SITE PLAN

Daniels Road - 1600

Sunshine Medical Plaza, LLC

Greg Presby of Clymer Farner Barley (CFB), Inc; and William Phelps of Gordan Architects; representatives for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING

5. Sheet 05 – Paving, Grading & Drainage Plan:

- c. The plan shows an underground exfiltration system for the remaining treatment required by the overall SJRWMD permit. The system will be monitored periodically by the City and if not functioning as designed, provisions shall be made to correct it at the Owner's expense.** Applicants are working with SJRWMD.
- 6. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. All irrigation on the site shall be designed to be supplied by reclaimed water. Confirm previous impact fee payments with Building & Utility Billing Departments; a true-up payment may be required. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. According to the plans there will be (1) 2" potable meter, and (1) 2" irrigation meter. 2" irrigation meter called out per response.**

Based on the above, the utility impact fees are as follows:

2" Potable water meter	1 ea. @ \$8,688.00	=	\$8,688.00
Wastewater for 2" meter	1 ea. @ \$14,136.00	=	\$14,136.00
2" Irrigation meter	1 ea. @ \$8,688.00	=	\$8,688.00
TOTAL			= \$31,512.00

(does not include connection/installation fee; check with Utility Billing to verify any existing credits.)

Applicants clarified that two (2) 2" Potable Water Meters are proposed instead of one (1). City staff stated the fees would then double for potable water and wastewater and the Total is \$54,336.00. Applicants understood.

PLANNING COMMENTS

18. A community meeting is required for all major site plans. This has been scheduled for December 10th, 2025, at 6:00pm in the City Commission Chambers. After the community meeting the variance request will be placed on the January 5th Planning and Zoning Board agenda. Applicants inquired of the process moving forward? City staff went over the process with the applicants. Applicants understood.

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 9:41 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/S/

DRC Recording Secretary, Ellen King

/S/

Chairperson, Kelly Carson