



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
JANUARY 14, 2026**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, January 14, 2026 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:30 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 December 31, 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: Winter Garden Christian Academy Expansion – SPECIAL EXCEPTION

Beulah Road - 305

Faith Family Community Church

David Buckles of Paradox Consultant Group, representative for the project, attended for discussion. The following items were reviewed and discussed:

PLANNING COMMENTS

- 16. Per Comment 3, please clarify the student grade levels (K-8 or higher). As stated above the parking will need to be addressed for students in grades 9 – 12.** Applicant clarified

the school expansion is for K – 8 grades only.

- 17. **At this time West Orange High School students park on the church property. The increase in enrollment to 200 students could affect the parking. Please clarify if the high school students will continue to park on the property and how it will be accommodated with the increased student enrollment.** Applicant clarified the church will continue to partner with WOHS until the need for parking arises; the church is giving the high school plenty of notice.
- 18. **Please provide elevations of the temporary modular buildings.** Applicant will submit revised plans.
- 19. **The addition of the temporary modular buildings to the special exception permit will include conditions to limit the units to be located on the property for a maximum of three years. After that the applicant would need to explore a permanent solution such as an addition to the existing church building.** Applicant questioned if the maximum window to build is three years? The two modular units are proposed with one built this year and one next year. City staff confirmed. Applicant understood.
- 20. **Additional requirements if the SEP for the temporary modular units and increase in student enrollment is approved by the Planning and Zoning Board:** Applicant requested to submit the modular unit site plan concurrently with the Special Exception Permitting process. City Staff stated the Site Plan could be submitted concurrently for review but would not be brought before any boards until the Special Exception has been approved. Applicant understood

Motion by City Engineer Monahan to have the applicant revise and resubmit 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 9:38 a.m. by Chairperson/Planning Director Kelly Carson.

ATTEST:

APPROVED:

/s/

/s/

DRC Recording Secretary, Ellen King

Chairperson, Kelly Carson

DISCUSSION ITEM ONLY

Agenda Item #4.A: Farm Sound – PROJECT FEASIBILITY

Marsh Road – 17835, 17901, etc.
Maden, Moorhead & Stokes, LLC

David Stokes of Maden, Moorhead & Stokes, LLC; Jonathan Huels of Lowndes Law; Sugandha Sharma of Park Square Homes; and Chuck & Dylon Piper of Farm Sound; representatives for the project, attended for discussion only.

Agenda Item #4.B: J. Tobar Residential Project - Project Feasibility

Beard Road - 561

Ragoca Development

Rafael A Gonzalez of Ragoca Development, representative for the project, attended for discussion only.