

WINTER GARDEN
CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
OCTOBER 22, 2025

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, October 22, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:33 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 October 8, 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: The Old Packing House - Site Plan

Tildenville School Road – 1061
RCE Consultants, LLC

Larry Poliner of RCE Consultants; representative for the project, attended for discussion. The following items were reviewed and discussed:

ENGINEERING COMMENTS

5. Sheet C-6.1 Sewer Utility Plan:

- b. Approval by Orange County Parks & Rec is acknowledged. Please follow up with any State of Florida (FDEP) approvals required for the force main crossing of the Trail.** Applicant confirmed he will request a trail crossing permit. City staff stated this permit is through the State of Florida. Applicant understood.
- 12. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and clear of gate hardware). Verify with Public Services Solid Waste that they have approved the dumpster locations and size.** Applicant will contact Public Services Solid Waste representative for details.
- 13. Permit or exemption from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES.** Applicant understood.

PLANNING COMMENTS

- 14. Per the PCD, the golf cart path area to the north is required to be a stabilized porous surface. Please revise.** Applicant inquired if the road had to be built? The owner would prefer not to have to build. Discussion was held regarding the road, seating, and golf carts. City staff stated the owner paved the road without approval and the overall character of the PCD development is a concern. This will be discussed further in a sidebar meeting.
- 15. Please provide the building elevations included in the original site plan approval.** The Applicant will provide.
- 16. Since an average golf cart is exactly 4' wide, the bollards should probably be placed slightly wider than the proposed 4' OC to allow room for error.** Discussion was held regarding bollards and golf cart size. City staff stated there are still a lot of questions about this plan unanswered.

City staff brought to the applicant's attention the new pump-station location is inconsistent with the original plans. Applicant stated a revised plan was submitted in 2020 and the pump station is located at the east side of the building. Applicant will follow up with the Engineering Department.

City staff requested more details for the force-main on Tildenville Road. Applicant understood.

Motion by City Engineer Monahan to have the applicant revise and resubmit the Site Plan for another full DRC review cycle. 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 #4.A: Winter Garden Basketball Academy - Project Feasibility

Marcel Drive - 1680

Cavalcanti Management

Chris Blurton of Interplan LLC; representative for the project, attended for discussion only.

Agenda Item #4.B: New Office Building - Project Feasibility

Magnolia Street – 882

Cavalcanti Management

882 Magnolia LLC

Dave Schmitt of DSE, Jacob Williams and Shawn Pagon of Exchange Place; representatives for the project, attended for discussion only.