



**CITY OF WINTER GARDEN
DEVELOPMENT REVIEW COMMITTEE
MINUTES
DECEMBER 31, 2025**

The Development Review Committee (DRC) of the City of Winter Garden, Florida, met in session on Wednesday, December 31, 2025 in the City Hall Commission Chambers.

Agenda Item #1: CALL TO ORDER

Chairperson/Planning Director Kelly Carson called the meeting to order at 9:32 a.m. The roll was called and a quorum was declared present.

PRESENT

Voting Members: Chairperson/Planning Director Kelly Carson, Building Official Jimmy Appoloney, City Engineer Jim Monahan and Assistant City Manager for Public Services Steve Pash.

Others: Rob Heaviside, Senior Engineer; Art Miller, City Engineering Consultant; Shane Friedman, Planning Supervisor; Amber McDonald, Planner II and Ellen King, Recording Secretary.

ABSENT

Voting Members: Economic Development Director Marc Hutchinson

APPROVAL OF MINUTES

Agenda Item #2.A:

Approval of minutes from regular meeting held on December 17, 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: The Old Packing House Site Plan – SITE PLAN

Tildenville School Road - 1061
RCE Consultants, LLC

Larry Poliner of RCE Consultants, LLC; representative for the project had no questions or comments but inquired what next steps were for clarification. City staff discussed the next steps for project approval.

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: 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.

Madden, Moorhead & Stokes, LLC

No representatives for the project were in attendance for this project. This item was tabled to the next DRC meeting, January 14, 2026.