

**CITY COMMISSION JOINT WORKSHOP
WITH THE PLANNING AND ZONING BOARD
JANUARY 8, 2004**

Mayor Quesinberry called the joint workshop to order at 7:40 p.m. with the following in attendance:

CITY COMMISSION: Mayor Jack Quesinberry, Commissioners John Rees, Theo Graham, John Harriman, and Mildred Dixon

PLANNING AND ZONING BOARD: Chairman Larry Bedsole, Members Freddie Anderson, Jerry Carris, Richard Mask, and Joe Morabito

ABSENT MEMBERS: Jim Campbell and John Connell

CITY STAFF: City Manager Hollis Holden, Fire Chief John Williamson, City Clerk Kathy Montoya, and Senior Planner Kelly Randall

City Manager Holden stated that the scope of the workshop is to discuss a proposal by The Sembler Company for the development of 172 acres known as the Fowler property located north of SR429 on CR535. The City Commission has been provided with a package that includes an aerial photograph of the site, initial concept plan, and information about The Sembler Company.

John Rinehart, of Glatting Jackson Kercher Anglin Lopez Rinehart, introduced the development team.

Greg Sembler, Executive Vice-President of The Sembler Company, gave a brief history of the company, which has been in business for over 40 years and is based in St. Petersburg. He addressed the evolution of the shopping center industry going from being enclosed and situated in the center of the parking area to open center malls. There would be anchors such as Target with a lifestyle component of shops, restaurants, and a multi-screen theater for entertainment. There would also be a neighborhood component of grocery, services, and shops. An example would be Winter Park Village and the next evolution, Waterford Lakes Mall in East Orlando.

Ian Lockwood, Engineer with Glatting Jackson Kercher Anglin Lopez Rinehart, gave a presentation on the proposed site plan and how they have applied their principles to similar projects using the “bones” theory, which is a street network of a city to keep it transit-friendly. This project is peculiar with the expressway (CR535) running down the middle. The intersection of the expressway ramps, parkway, and 535 is a transportation challenge. They want to encourage traffic to take the new 535, which would be through the mall complex. There would

be multiple access points to get across the site and not overload any one point. They would like to make the streets look like streets with trees and parking, sensitivity to the edges with ample buffering, and they want to make the center a public place with a park. The buildings will be up to the streets with multiple accesses by walking or parking. All the intersections would have to go through "signal warrants" and if a signal is warranted, it will have to be installed for safety purposes.

City Manager Holden stated that the future is less asphalt and more pervious surface and Winter Garden would like to be in the forefront of some innovative concepts in parking that doesn't create asphalt and helps deal with aquifer recharge, retention, etc. Mr. Lockwood stated that they too will be looking at what creativity can be applied to the development.

Mr. Lockwood explained that this project will be large enough that it will require a study to create a Development of Regional Impact review that will go through the Regional Planning Council and ultimately come to the City with recommendations. There will be a lot a lot of meetings prior to the projected opening in the fall of 2006. The project will have a significant impact on funds to the city with several hundred thousand dollars worth of impact and inspection fees, and so forth, and create significant employment and tax revenue.

Commissioner Graham asked if there would be covered walkways. Mr. Sembler stated that there would be some canopies, but not along major streets. Commissioner Rees asked how many stories the buildings would have. Mr. Sembler stated that they would be one-story.

In closing, Mr. Sembler thanked the City Commission for allowing them to make their presentation and they believe the mall will be a benefit to the City and West Orange County.

The workshop adjourned at 8:29 p.m.