WINTER GARDEN

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COMMUNITY REDEVELOPMENT AGENCY ADVISORY REDEVELOPMENT BOARD

To: Larry Cappleman
Bob Battaglia
Kelly Randall
Charlie Roper
John Kirby
Joy Bouler
Alan Haughey
Jim Gustino
Ronald Sikes
George Houston, DEP

CC: Mike Bollhoefer, City Manager
Ed Williams, Planning Director
Dolores Key, Econ. Dev. Director
Tim Wilson, Chief Planner
Andrea Vaughn, Comm. Relations Manager
Angela Grimmage, Asst City Clerk
Officer James McLeod
Officer Anthony Dawkins
Debra Irvin, Code Enforcement Manager
Robin Hayes, Finance Director
Carla Bell-Johnson, OC Growth Man.

RE: Agenda – September 9, 2008 - 4:30 PM
Third Floor Conference Room, City Hall
300 West Plant Street, Winter Garden

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1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of minutes from the July 8, 2008 meeting – Attachment 1
4. Ken Thomas Property Update – Attachment 2
5. Downtown Grants – Attachment 3
6. Member Input

CITY OF WINTER GARDEN

DEPARTMENT OF PLANNING, ZONING & DEVELOPMENT
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COMMUNITY REDEVELOPMENT AGENCY
ADVISORY BOARD MEETING
September 9, 2008

In attendance: Larry Cappleman, Kelly Randall, ,Ronald Sikes, Joy Bouler, Charlie Roper, Planner II Regina McGruder, City Manager Mike Bollhoefer, Economic Development Director Dolores Key, Community Relations Coordinator Andrea Vaughn, and Officer James McLeod, Chief Planner Tim Wilson, and Finance Director Robin Hayes.

Absent: Jim Gustino, Bob Battaglia, Alan Haughey and John Kirby (excused)

Chairman Larry Cappleman called the meeting to order and determined a quorum at 4:44 p.m.

Mr. Cappleman called for a discussion of the July 8, 2008 meeting minutes.

Charlie Roper made a motion to approve the above meeting minutes, seconded by Kelly Randall, Approved unanimously.

Mike Bollhoefer stated that Staff is currently moving forward with development plans for Ken Thomas's property and has met with the Arts in Architecture Group to discuss possible development efforts for that property. He stated that the first step in this process is to request a lot split approval by the Planning & Zoning Board to subdivide the lots into eight (8) single family residential tandem housing lots.

Mike Bollhoefer stated that the City's Economic Development staff is currently considering the implementation of a Downtown Redevelopment Matching Grant Program. This Grant Program will allow the downtown merchants to apply for matching grant funds for repairs to their existing buildings, renovations and storefront improvements to help with future growth and to increase business downtown. The City is currently working with the Downtown Merchants to help improve their buildings and store frontages. As to the vacant commercial building, the City

cannot force Merchants to lease vacant space but is doing everything possible to encourage these owners of the benefits of leasing their vacant commercial business.

Mike Bollhoefer stated that the Tremaine Street improvements will start in late October after October fest; and should be completed by late January 2009. He stated that the downtown restaurants, retail shops and Farmers Market have sufficient parking to accommodate their businesses. He also stated the Farmers Market has been very successful and the month of October kick starts the Fall Festival and other activities and events downtown.

Mike Bollhoefer stated that staff invites and encourages any ideas from the CRAAB with regards to the proposed grants, events, improvements, etc that may help increase business downtown because a lot of the merchants are experiencing hardships and tough times during these economic hard times.

Larry Cappleman stated that he would like to see the Board move forward with redevelopment efforts and projects in east Winter Garden.

Mike Bollhoefer stated that City staff is moving forward with the affordable tandem housing project for property located at 78 North Street, (Ken Thomas Property). He stated that staff is currently working with Arts & Architectural regarding development plans for the property. He stated that the Land Trust idea is sometimes very hard to sell to residents, but the City will have to put some restrictions on the property. He stated the City has some funding and will be working with other agencies regarding qualifications and down payments assistance programs to keep the project affordable.

Charlie Roper stated the Board needs to take a tour of the East Winter Garden area so that the new Board members will be familiar with the area and any topics related to the community.

Mike Bollhoefer stated the City has met with Orange County Departments regarding the Mildred Dixon Center, which is currently under utilized by the residents in the area. This Center would be a great location for a centralized community center. He stated that staff will continue to work with Orange County regarding shared use by the City of this center in the future.

Carla Bell Johnson, Orange County Growth Management, stated that Orange County is currently working with other municipalities to establish partnerships on such projects as community centers that could be utilized by both the City and County. She stated she will follow up with the County for further status on this matter and provide an update to the City at a later date.

Joy Knight stated that none of the residents in the Horizon Oaks Neighborhood wanted to be involved and take responsibility of the neighborhood requested front entrance landscaping improvements and beautification project.

Mike Bollhoefer stated that it is time for citizens to step up to the plate and take responsibility and ownership of their neighborhood. The City is taking a pro-active approach by encouraging residents to take responsibility of their neighborhoods and the City will then form partnerships with those neighborhoods regarding improvements and issues in their communities. The City is now moving forward to becoming a citizen based ran government.

Meeting Adjourned at 5:45 p.m.

APPROVED:

Chairman Larry Appleman

ATTEST:

Planner II Regina McGruder